

FOR SALE

15 Braidley Road, Bournemouth,
Dorset BH2 6JX



PHILIPPA SOLE



£1,300,000

—
Exceptional presentation

4 double bedrooms and 3
bath/shower rooms

Retaining many classic original
features

In excess of 2,700 sq/ft of living and
entertainment space

Conveniently located to all
transport links

No forward chain

A short stroll to Meyrick Park Golf
Course

Walking distance to the award
winning beaches

Council Tax Band G - £3579.59

Freehold

[Click here for virtual tour](#)

About this property

A stunning, 4 bedroom, period property in the heart of Bournemouth, with the feeling of being tucked away in the middle of the country. Including: 3 spacious reception rooms, 3 bath/shower rooms and a host of beautifully enhanced original features. The grounds surround the property and have many sunbathing and entertaining areas. There is the off road parking for 4 vehicles, which in turn leads to two spacious individual garages.

This striking property is bound to impress from the very first look. Starting at the grand pillared entrance porch, which has one of many seating areas, catching the sun at the end of the day. The reception hall sits centrally to all accommodation and is enhanced by a striking coloured stained glass window, highlighting the solid wood turned spindled staircase and original solid wood parquet flooring which runs through the majority of the ground floor accommodation. The lounge is the larger of the receptions with a welcoming log burner, deep box bay window and exposed wood flooring. The dining room is the perfect Christmas room with wood panelled walls and a large full height window. The kitchen, with Shaker style units, leads both to the Study/TV room and a large utility room with hidden shower room to the rear. The galleried landing and principal bedroom both have access to a west facing terrace. On this level, the four double bedrooms all have a character of their own, none more so than the principal bedroom, with newly fitted floor to ceiling wardrobes and luxuriously fitted en suite shower room. There are three further bedrooms, two with fitted wardrobes and all serviced by newly fitted family bathroom and separate wc.

Outside to the rear, the garden is well established and provides a good degree of seclusion with low maintenance rockery and steps leading to the level lawn, dining area and various outbuildings. There are two further dining area's to be found on either side of the property. From the driveway, there is access to both garages, as well as parking cars, perfect for additional storage or subject to the relevant planning permission a separate annexe. Whatever your choices, this property is sure to make a lasting impression.

Location

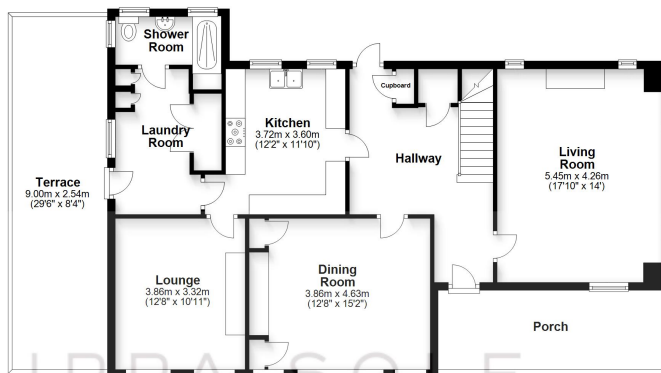
For sports and entertainment, all are nearby. A challenging 18 hole golf course at Meyrick Park is a short stroll away with the addition of "The Club" offering an extensive gym, swimming pool and so much more. The 7 miles of golden sandy beaches are just over 1/2 a mile away and in between is Bournemouth town centre with trendy cafés, restaurants, theatre and cinemas. Slightly further is Sandbanks, perfect for the water sports enthusiasts, with many yacht clubs and marina's. Trains are easily accessible with a direct line from Bournemouth railway station to London Waterloo in approximately 2 hours and Bournemouth International Airport is approximately 6 and a half miles away, taking the strain out of holidaying.





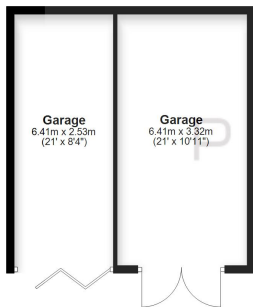
Ground Floor

Approx. 108.8 sq. metres (1178.8 sq. feet)



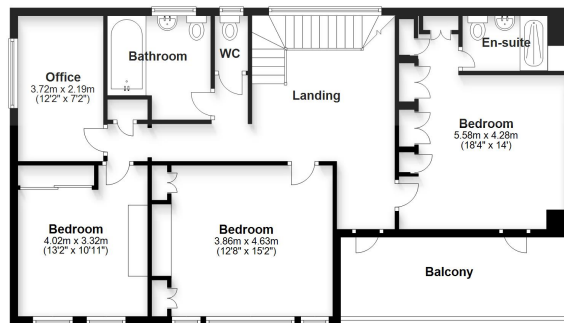
Lower Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



First Floor

Main area: approx. 94.8 sq. metres (1020.1 sq. feet)
Plus balconies: approx. 12.5 sq. metres (134.1 sq. feet)



Main area: Approx. 242.4 sq. metres (2609.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUz.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England, Scotland & Wales		

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999