

Pine Heath, Mountbatten Road, Branksome Park, BH13 6JE
Guide Price £1,495,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A substantial 6 bedroom period home with a wealth of character features and impressive accommodation arranged over three floors. This stunning home is set on a generous plot on a highly sought-after road in Branksome Park. The property has been considerably improved by our clients over the years and presents well considered accommodation, ideal for family life. With features such as a stunning kitchen/dining/lifestyle room that opens to the rear garden, a top floor suite of rooms that could be ideal for a teenage annexe or workspace and a large garden room/games room, this wonderful home ticks a lot of boxes, and even better - it's just a short walk to the beach.

Key Features

- Striking reception hallway with cloakroom
- Kitchen/dining/lifestyle room opening to rear garden
- Two further generous reception rooms
- Principal bedroom with walk-in wardrobe and ensuite
- Guest bedroom with ensuite shower room
- Two further first floor double bedrooms
- Family bathroom
- Top floor suite of rooms with two bedrooms, study and ensuite
- Large garden/games room and summerhouse
- Parking for numerous vehicles
- Mature well screened gardens to both front and rear





About the Property

On entering the property, you are immediately impressed with the size and grandeur of the centrally positioned reception hallway. There is a convenient cloakroom accessed from the hallway and a low-rise staircase with sweeping balustrade rising to all floors. The kitchen/dining/lifestyle room is located to the rear and has bi-fold doors that open to the rear garden. The kitchen is superbly fitted with a comprehensive range of modern units and quality appliances and this further is complemented by a beautiful Quartz work surface. This is an ideal space for entertaining and family life.

To the front of the property there are two further reception rooms, ideal for use as a living room and formal dining room. Our clients have really enjoyed the layout of the ground floor as this has given them a flexible arrangement of rooms which has been highly conducive to family life for children of various ages.

A real feature of the property are the striking stained-glass windows throughout and as you ascend to the first floor there is a beautiful stained-glass bay window on a mezzanine level which gives a tremendous feeling of space and light. The principal bedroom has a walk-in wardrobe/dressing room and a contemporary ensuite bathroom. There is also a guest bedroom on this level that benefits from a private ensuite shower room. To complete the first floor there are two further double bedrooms which are serviced by a family bathroom and sensibly there is a utility room on this level so there's no need to carry laundry through the house.

The staircase continues to the top floor where there is a flexible arrangement of rooms for use as either additional bedrooms, an annexe or guest suite. As can be seen from the floor plan, the top floor could also be ideal for homeworkers wanting generous office space.

The gardens to the front and rear are laid to lawn with patio areas and mature planting. There is also a large garden/games room which could be perfect as a home office or entertainment area with a covered decking area to a summerhouse.

A truly lovely period home with a wealth of features, moments from sandy beaches and the amenities of Westbourne.

Tenure: Freehold Council Tax Band: G

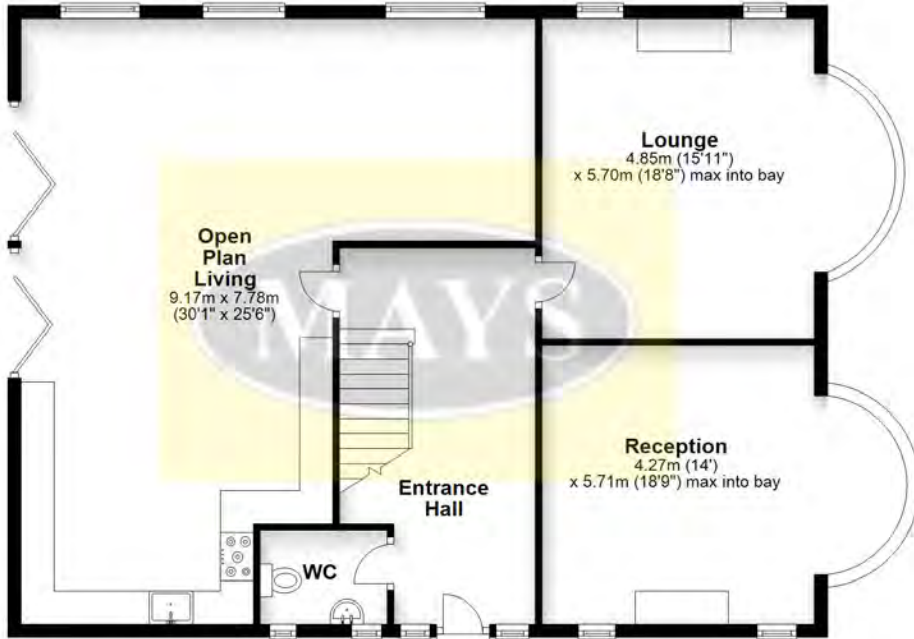
About the Location

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award-winning 'Blue Flag' sandy beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Set approximately midway between the town centres of Poole and Bournemouth both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

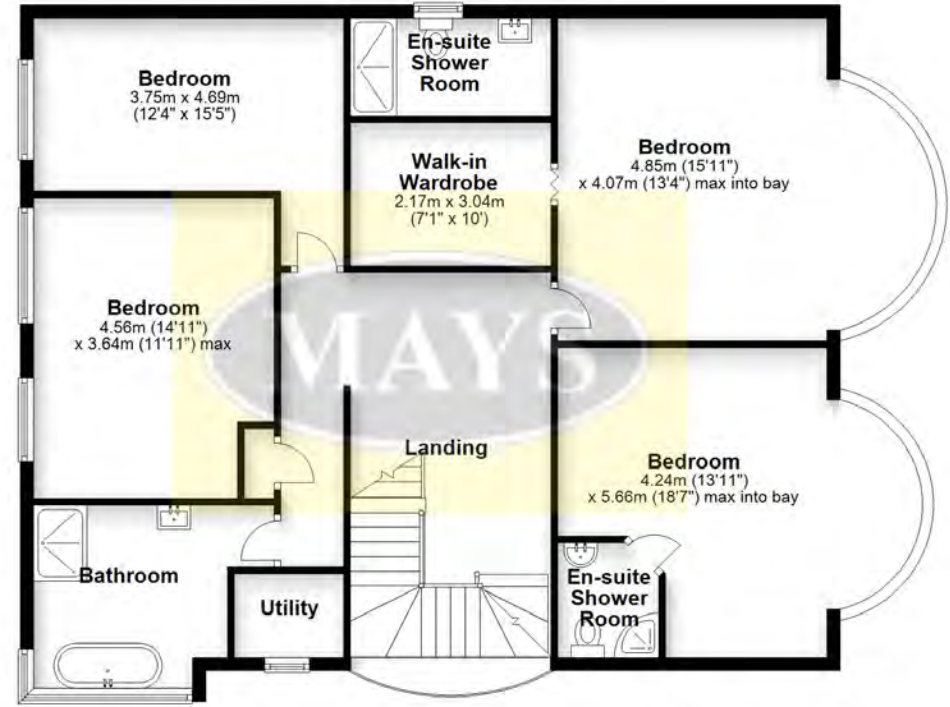
Ground Floor

Approx. 112.0 sq. metres (1205.7 sq. feet)



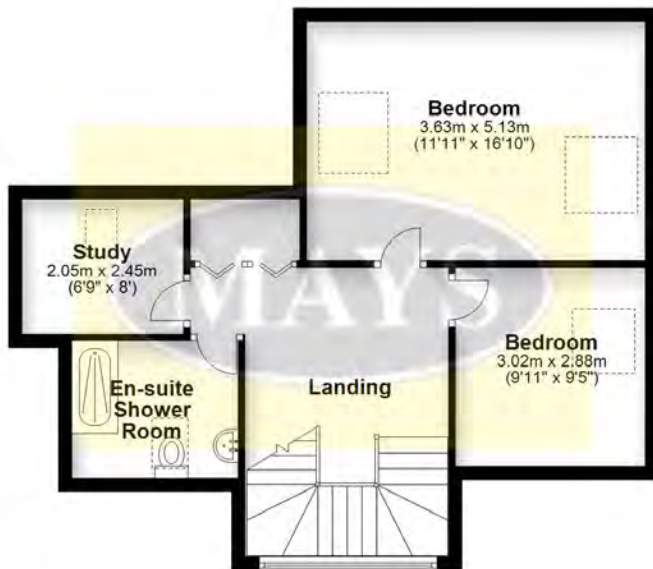
First Floor

Approx. 120.4 sq. metres (1296.4 sq. feet)



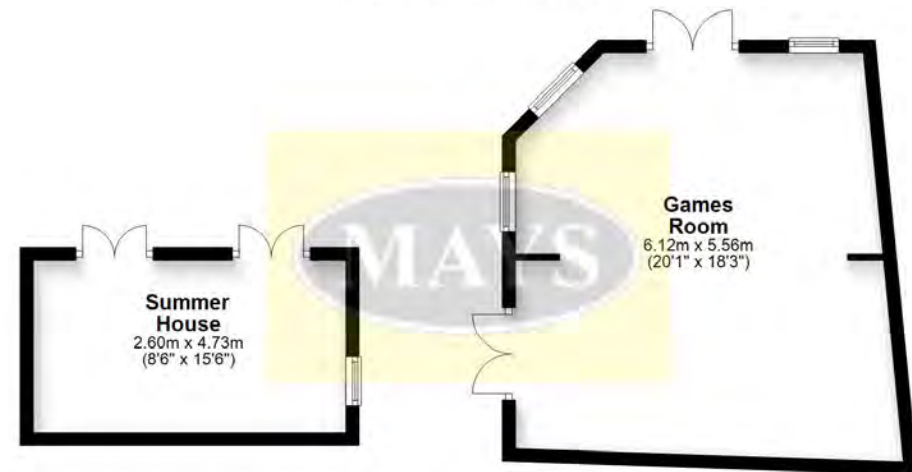
Second Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



Outbuildings

Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 332.9 sq. metres (3583.0 sq. feet)





About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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