

Branksome Dene Road
Alum Chine, Bournemouth BH4 8JW

Guide Price £1,200,000 Freehold





Property Summary

A beautiful character property set on a highly sought-after tree lined road, moments from the sandy beaches of Alum Chine and amenities of Westbourne. Constructed in an Arts & Crafts style and with a wealth of period features, this substantial detached home occupies an incredibly private Southwest facing garden plot and seamlessly blends the charms of a country cottage with a house of larger proportions.



Key Features

- Impressive centrally positioned reception hallway
- Dual aspect living room
- Formal dining room
- Generous kitchen/breakfast room
- Large conservatory opening to garden
- Four double bedrooms
- Family bathroom, en-suite shower room and cloakroom
- Garage and off-street parking
- Private mature gardens which are part walled
- No forward chain



About the Property

On entering the property there is an entrance hallway with storage that leads through to an impressive reception hallway. The hallway is centrally positioned and flooded with light from both doors that open to the rear garden and a window positioned to the front of the landing. The dual aspect living room is a delightful room with characterful features such as inset cabinetry, an open fire and multipaned sash windows to both elevations. The second reception room presents as a formal dining room and opens to a large conservatory/garden room. The kitchen/breakfast room is a generous size and allows for not only dining space but also a secondary seating area.

To the first floor there are four double bedrooms, with one being en-suite to a private shower room. The family bathroom is a superb size and presents potential to be divided to create a secondary en-suite shower room and separate bathroom. There is also a large storage area to a mezzanine level on the landing, and a generous airing cupboard on the main landing level.

To the front of the property the garden is mainly laid to lawn with a brick retaining wall on the front boundary. The garden has mature surrounding planting and a driveway provides off street parking and continues through gates affording access to the garage. The rear garden has a level of privacy rarely found in such convenient locations. The south-westerly facing garden is stocked with established trees, mature shrubs and is centrally laid to lawn. A path leads through the garden to a walled 'secret garden' at the rear boundary where there is also a useful outbuilding that offers a multitude of uses.

Throughout, this property exudes character and charm. Features such as period fireplaces, sash windows and exposed floor timbers pay homage to the age of the property whilst sympathetic alterations over the years have introduced many benefits that complement modern life.

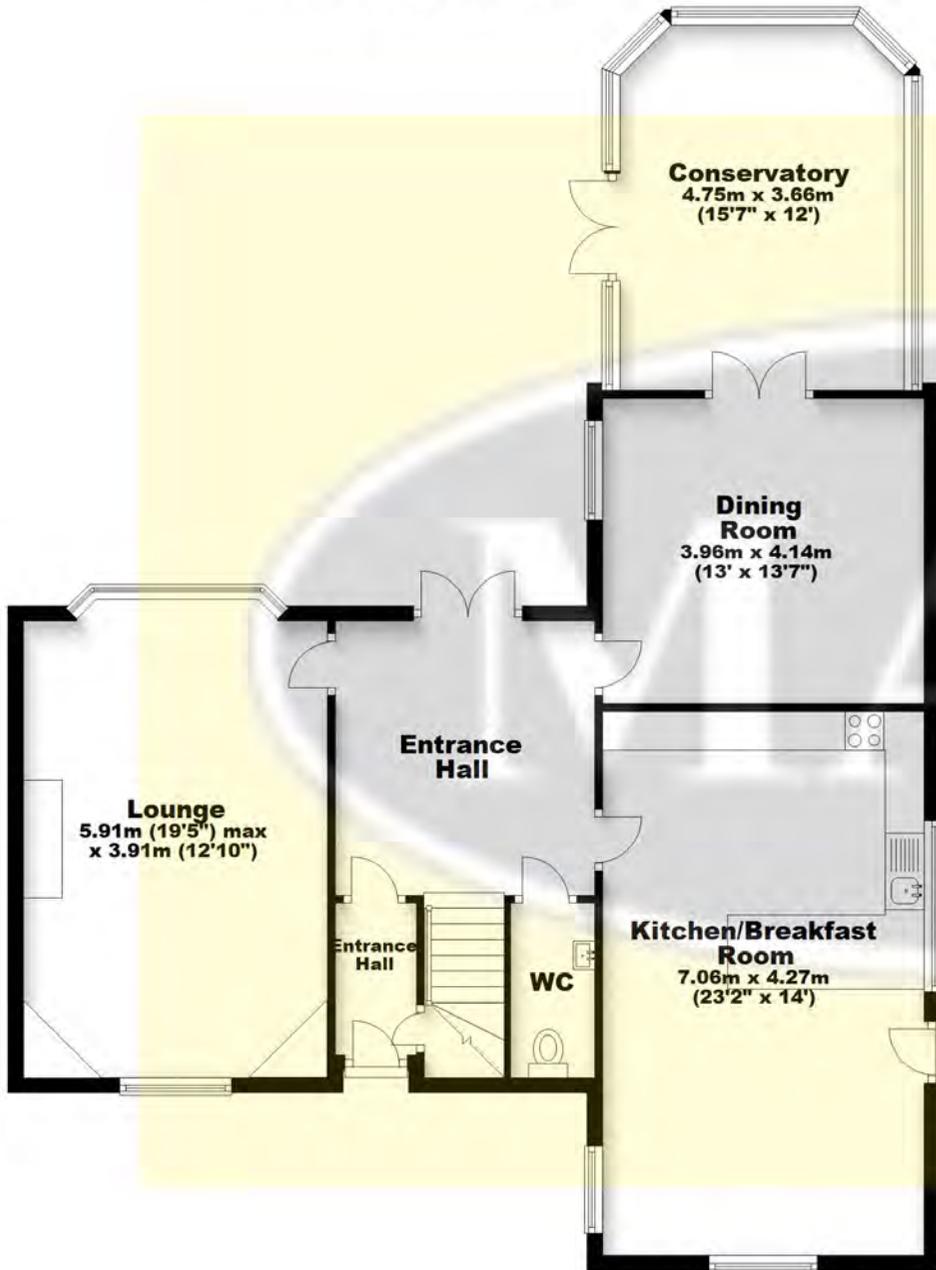
Tenure: Freehold

Council Tax Band: G



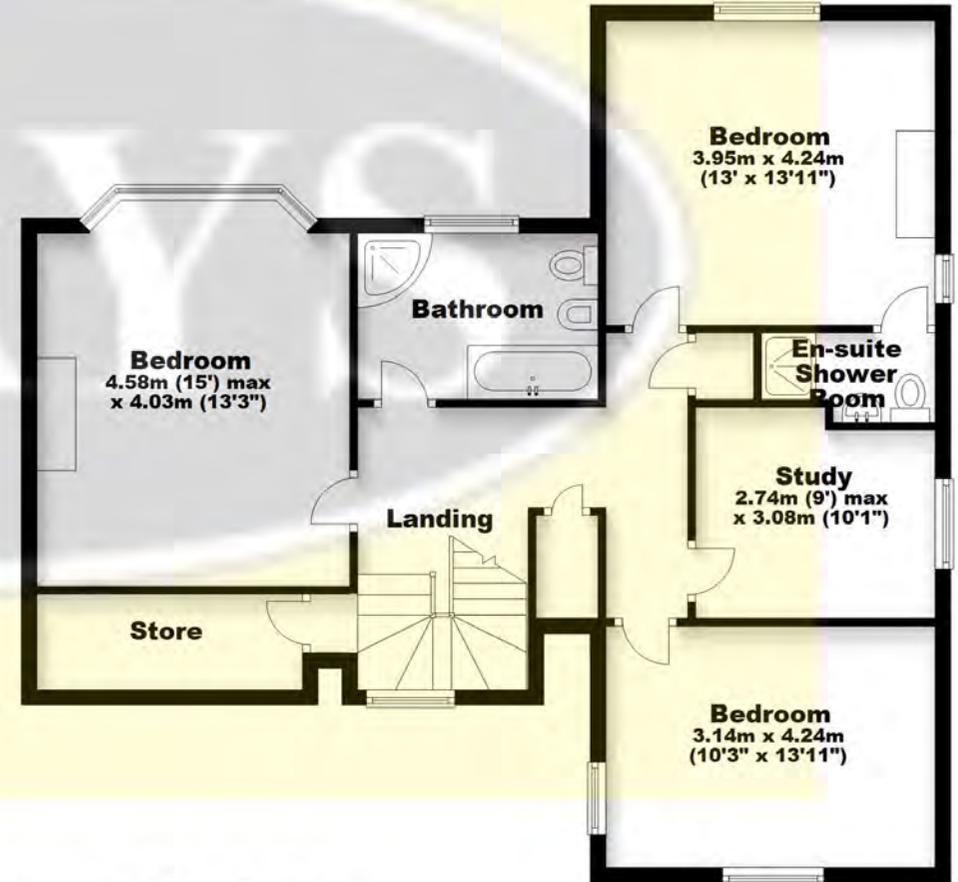
Ground Floor

Main area: approx. 91.0 sq. metres (979.7 sq. feet)
Plus, approx. 16.9 sq. metres (182.2 sq. feet)



First Floor

Approx. 89.6 sq. metres (963.9 sq. feet)



Main area: Approx. 180.6 sq. metres (1943.6 sq. feet)

Plus, approx. 16.9 sq. metres (182.2 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 PlanUp.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

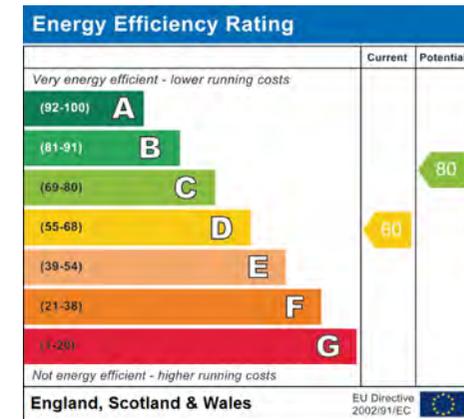
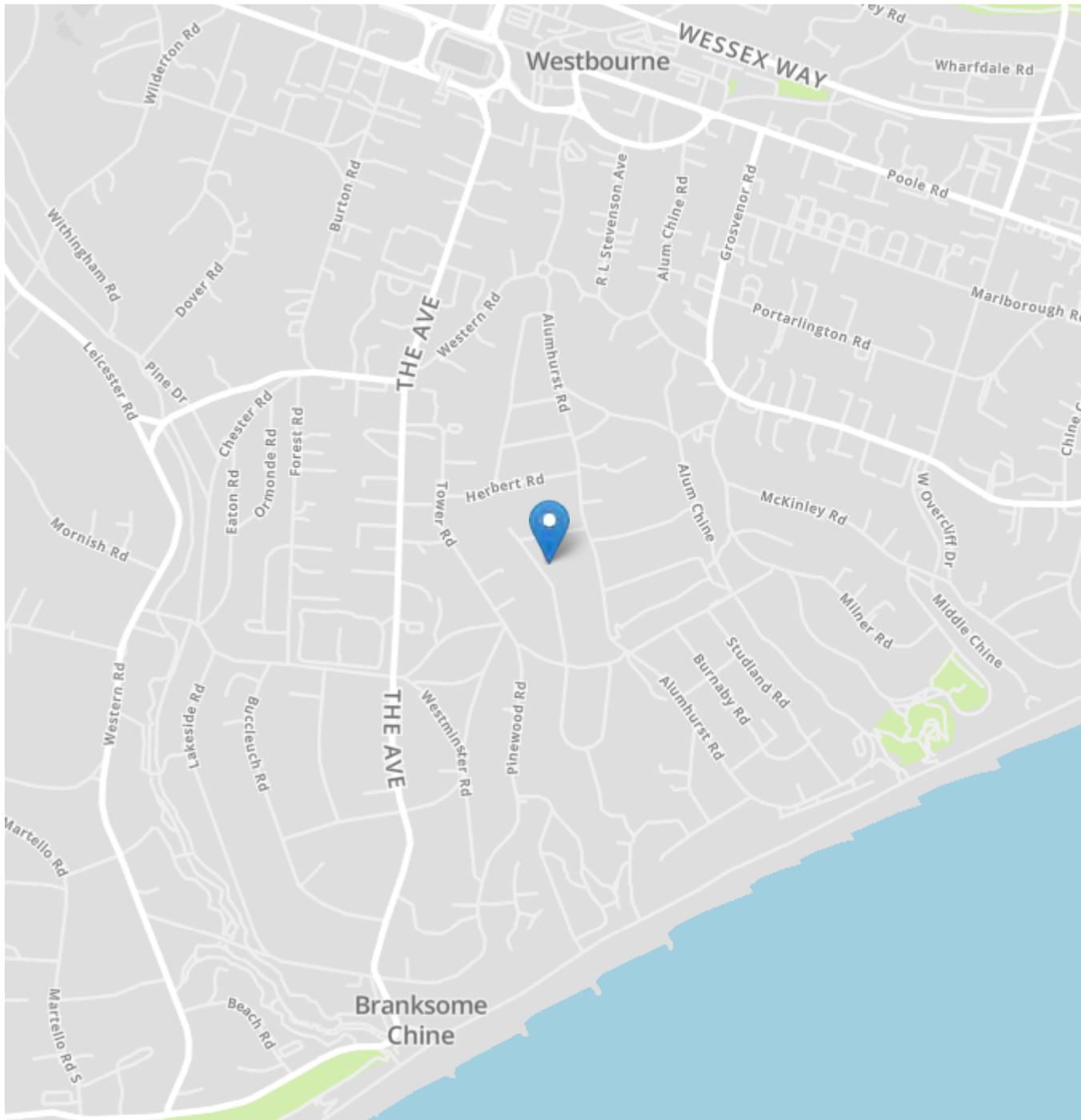


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Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein 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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