

Branksome Dene Road, Bournemouth BH4 8JW

£1,325,000 Freehold

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ESTATE AGENTS





Property Summary

A substantial six-bedroom period home with a wealth of character features and impressive accommodation arranged over three floors. This stunning family home is set on a private plot on a highly desirable road in Branksome Dene, just moments away from local award-winning sandy beaches and cosmopolitan Westbourne Village.



Key Features

- Stunning period home
- Impressive accommodation arranged over three floors
- Triple aspect lounge
- Formal dining room
- Kitchen/breakfast room with direct garden access
- Six bedrooms
- Family bathroom & additional shower room
- Patio sun terrace
- Detached garage & off-road parking
- Highly desirable road in Branksome Dene



About the Property

On entering the property, you are immediately impressed with the size and grandeur of the centrally positioned reception hallway and feature staircase.

The kitchen/breakfast room is located to the rear and has French doors that open to the garden and patio sun terrace. 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 with alfresco patio dining at your fingertips and green garden views.

The triple aspect lounge offers a perfect relaxation environment with plenty of space for soft seating and runs from front to back with a feature bay window and a defined snug area to the rear with French doors leading out to the garden terrace.

A formal dining room with a feature bay window and original fireplace is located to the front of the property. Completing the ground floor accommodation is a conveniently positioned shower room.

As you ascend to the first floor there is a beautiful stained-glass bay window which gives a tremendous feeling of space and light. The principal bedroom enjoys fitted wardrobes and all four bedrooms offer generous sizes and are served by a family bathroom with separate bath and shower facilities.

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

The garden to the rear is mainly laid to lawn with mature planting and enjoys a raised patio sun terrace adjoining the back of the property which is perfect for entertaining. There is also a detached garage, side access and off-road parking for various vehicles.

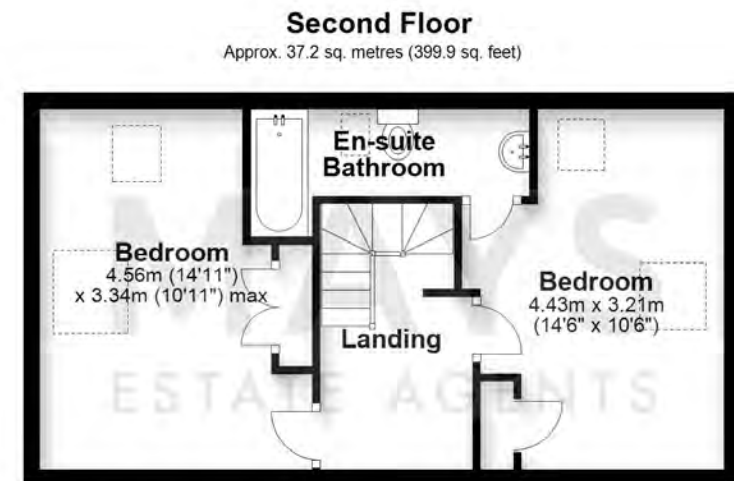
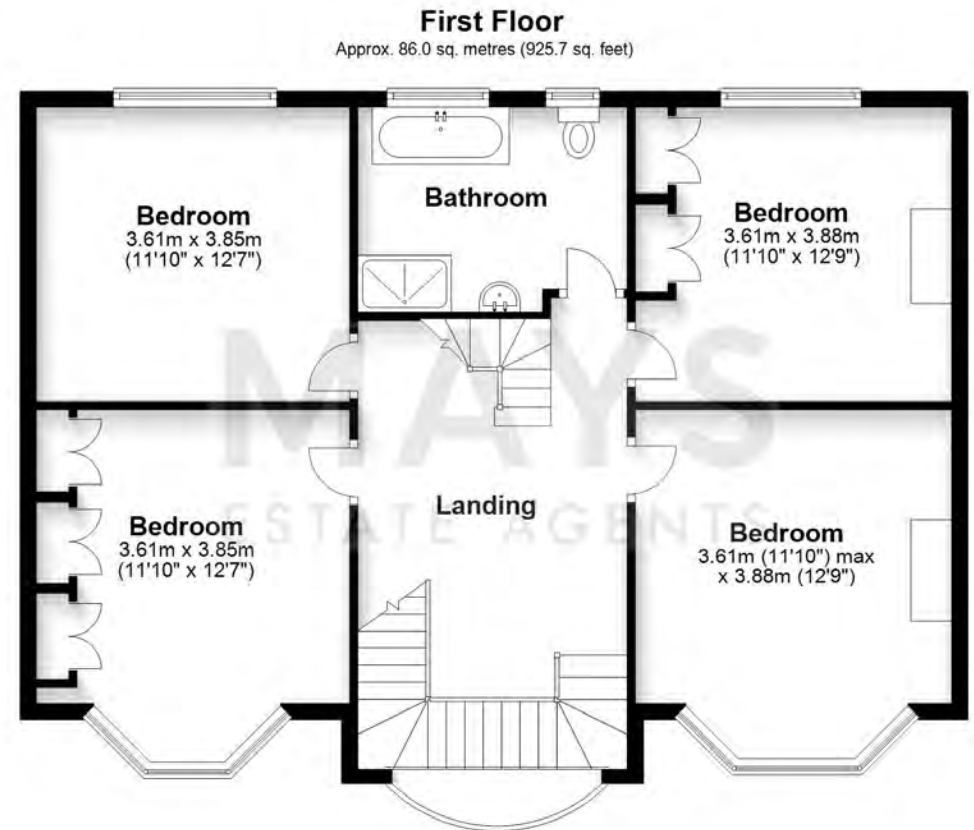
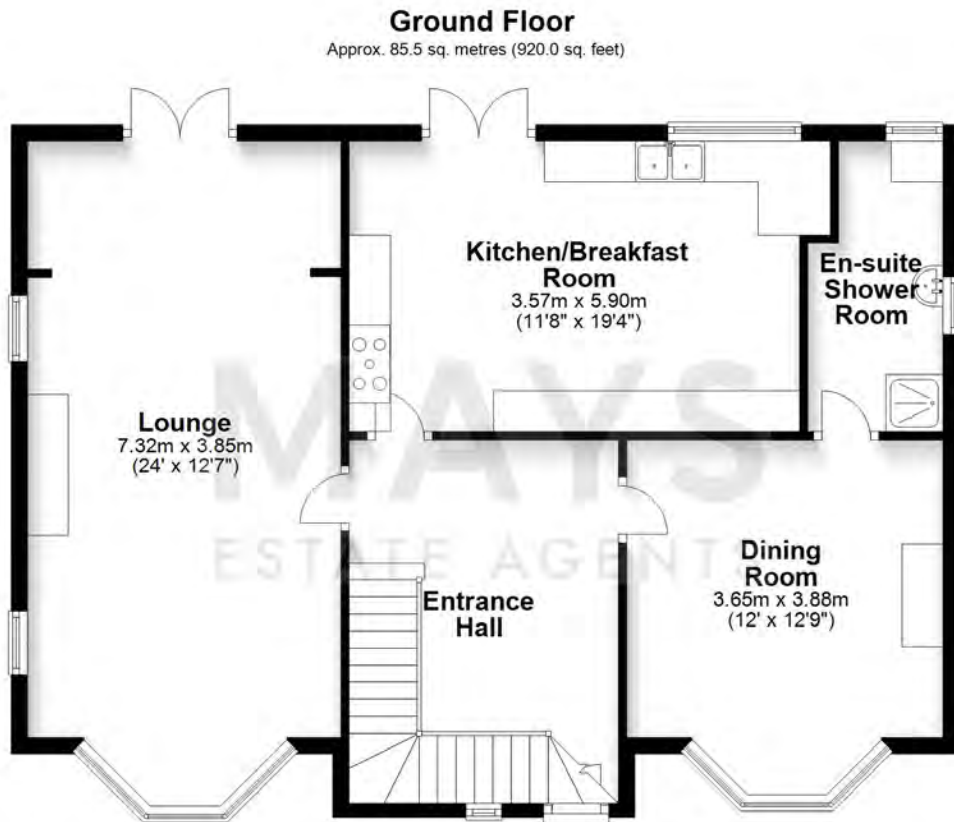
A truly lovely period home with a wealth of features, moments from sandy beaches and the amenities of Westbourne.

Tenure: Freehold

Council Tax Band: G

Situated in a highly popular and sought-after area within easy walking distance of





Total area: approx. 208.6 sq. metres (2245.6 sq. feet)



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.

There are excellent transport facilities by road and rail to Southampton and London, and Bournemouth and Southampton airport facilitate travel further afield.

An ideal location to enjoy the very best of the South Coast.

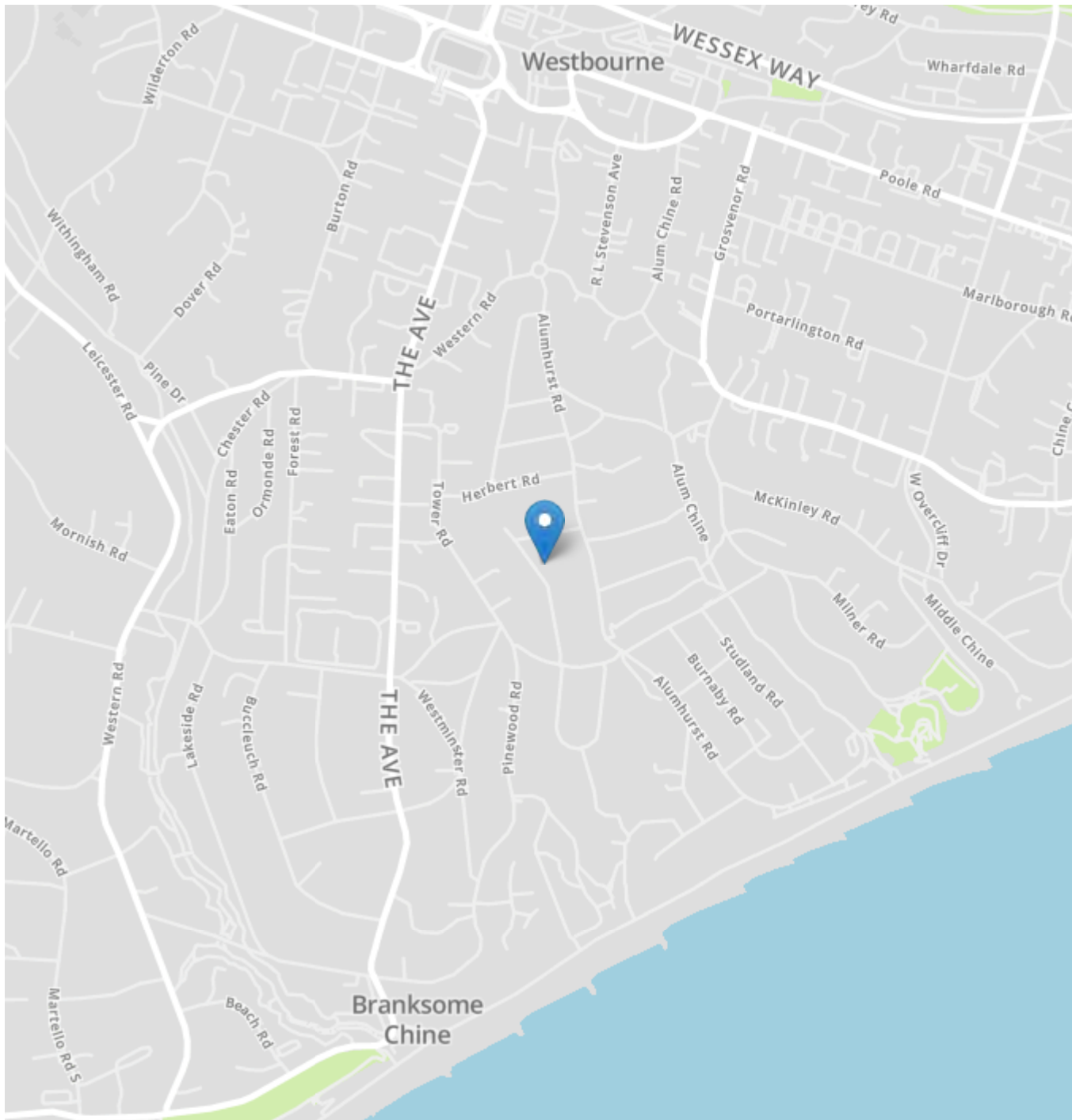


About Mays

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		75
(55-68) D		
(39-54) E	50	
(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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