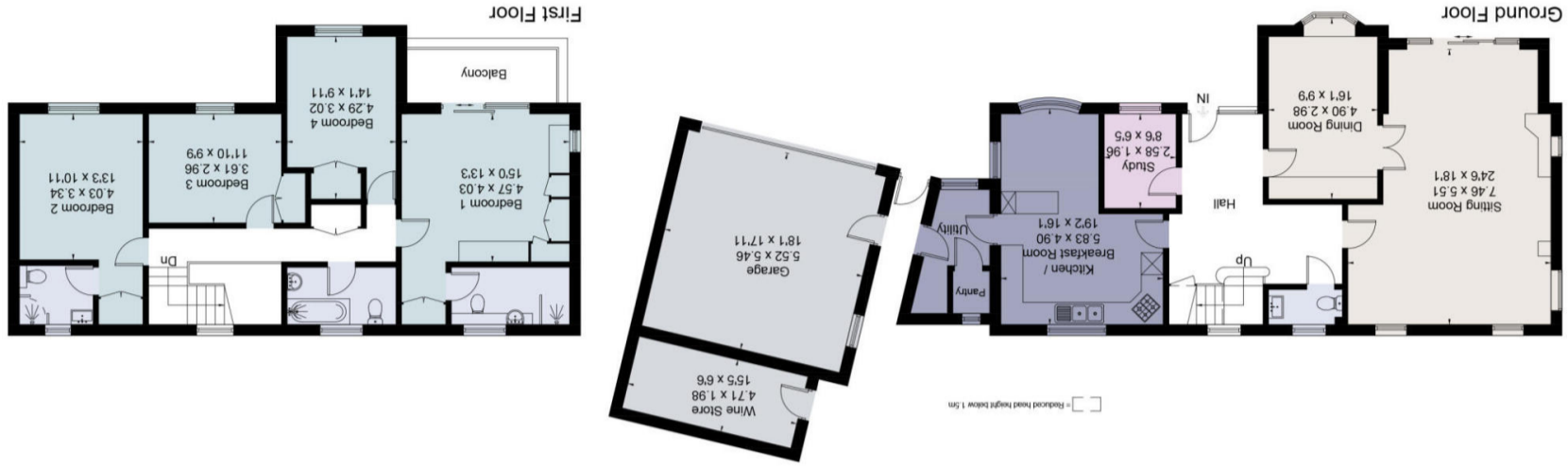


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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For identification only. Not to scale.
Total = 238.8 sq m / 2570 sq ft
Wine Store = 9.5 sq m / 102 sq ft
Garage = 30.1 sq m / 324 sq ft
Approximate Area = 199.2 sq m / 2144 sq ft

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
	G (1-20)
	F (21-38)
	E (39-54)
	D (55-68)
	C (69-80)
	B (81-91)
	A (92+)
	73
	78
	Very energy efficient - lower running costs





Albury House

Everett Homes are delighted to offer for sale this rarely available detached residence nestled in the highly sought after and picturesque location of Branksome Park. This impressive family home boasts spacious accommodation throughout, featuring four generous double bedrooms - two of which benefit from en-suite shower rooms, alongside two inviting reception rooms and a large kitchen/breakfast room. Nestled within wrap-around gardens adorned with mature shrubs, the property provides a superb level of privacy and tranquility. Additional highlights include a double garage, two driveways with one secured by electric gates, and a grand entrance hall that sets an elegant tone upon arrival. This detached residence is an exceptional opportunity for those seeking a prestigious family home in a prime location.

Branksome Park is one of the most desirable leafy enclaves in the area, renowned for its peaceful, tree-lined roads and proximity to Branksome Chine Beach, residents can enjoy easy access to miles of sandy coastline perfect for walks, watersports, or simply relaxing by the sea. The vibrant Westbourne Village is also close by, offering a delightful array of boutiques, cafes, restaurants, and essential amenities, providing the perfect balance of convenience and leisure. With excellent transport links and a family-friendly atmosphere, Branksome Park combines the best of coastal living whilst being moments from amenities.

Stepping inside the property, you are welcomed by a grand entrance hall that immediately conveys a sense of spaciousness and elegance. To the front of the home, the sitting room offers a warm and inviting space ideal for relaxing or entertaining guests, while the separate dining room easily accommodates family meals and special occasions. The kitchen/breakfast room is a true hub of the home, designed to be both functional and sociable, with ample cabinetry and workspace complemented by room for a breakfast table, perfect for casual dining and morning gatherings. This in turn leads through to a separate utility space and pantry.

Upstairs, the home features four well proportioned double bedrooms, each offering generous space and natural light. The two principal bedrooms benefit from en-suite shower rooms. The remaining bedrooms share access to well appointed family bathroom.

Externally, the property's double garage provides secure parking and storage with a wine store situated just behind while the two separate driveways offer ample off road parking for multiple vehicles. The beautifully maintained wrap-around gardens are enveloped by mature shrubs and trees, creating a peaceful sanctuary for outdoor enjoyment and leisure activities, with plenty of space for gardening or alfresco entertaining.

This exceptional detached home represents a rare opportunity to acquire a spacious, meticulously maintained residence in one of Branksome Park's most prestigious locations. Viewing is strongly recommended to fully appreciate the scale, quality, and setting of this extraordinary property.

Entrance Hall

4.71m x 4.62m (15' 5" x 15' 2") Max. Grand Entrance Hall, under stairs storage cupboard.

Ground Floor WC

WC with concealed cistern, wash hand basin with mixer tap, part tiled walls.

Sitting Room

7.46m x 5.51m (24' 6" x 18' 1") Bright and spacious room, triple aspect windows, double opening glazed doors giving access to the Dining Room.

Dining Room

4.90m x 2.98m (16' 1" x 9' 9") Spacious and bright room, access from the Sitting Room and Entrance Hall.

Study

2.58m x 1.96m (8' 6" x 6' 5") Front aspect window.

Kitchen

4.43m x 4.90m (14' 6" x 16' 1") Max. Good sized room, a range of matching wall mounted and base units with work surfaces over, integrated double oven, integrated hob with extractor hood over, space for dishwasher, breakfast area with bay window and side aspect window, door to Utility Room.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.



Utility Room

Housing a wall mounted boiler and fuse board, double glazed window, space for fridge freezer and washing machine, door to the Pantry, door to a covered walk way which in turn provides access to the double Garage.

Pantry

Double glazed window, ample shelving for storage.

First Floor Landing

Access to all principle rooms, feature side aspect double glazed window, double doors to a storage cupboard housing a pre-lagged hot water cylinder.

Bedroom One

4.57m x 4.03m (15' 0" x 13' 3") Max. Dressing area with a fitted wardrobe with double opening doors providing ample hanging space and shelving for storage, door to En-Suite, further fitted wardrobes and an array of fitted bedroom furniture, side aspect double glazed window, sliding double glazed doors giving access to the Balcony.

En-Suite

WC with concealed cistern, wash hand basin with mixer tap, double glazed window, oversized shower cubicle with thermostatic shower unit.

Balcony

Enclosed Balcony offering pleasant elevated views over the Gardens, enclosed by balustrade, Southerly aspect.

Bedroom Two

4.03m x 3.34m (13' 3" x 10' 11") Spacious double room, double glazed window, dressing area with fitted wardrobe providing ample hanging space and shelving for storage, door to En-Suite.

En-Suite

Corner shower cubicle, wash hand basin with mixer tap, WC with concealed cistern, double glazed window.

Bedroom Three

3.61m x 2.96m (11' 10" x 9' 9") Further double room, front aspect double glazed window, fitted wardrobe providing ample hanging space and shelving for storage, hatch providing access to the loft space.

Bedroom Four

4.29m x 3.02m (14' 1" x 9' 11") Further double room, double glazed window, fitted wardrobe providing ample hanging space and shelving for storage.

Bathroom

Close coupled WC, bidet, double glazed window, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, tiled walls.

Garage

Double Garage with electric up and over door, power and light.

Wine Store

Spacious Storage/Wine Store with power and light.

Garden

Wrap around Garden, shaped driveway providing ample off road parking, well stocked with mature shrubs, section of artificial lawn, two driveways (one with electric gates). The gardens provide ample privacy and give an extremely secluded feel.