



**11 Erpingham Road, Branksome Wood, Poole,  
Dorset BH12 1EX  
O.I.E.O £1,250,000 Freehold**





## Property Summary

A charming double fronted four-bedroom family house, set in beautiful idyllic secluded grounds, in most prestigious quiet location, close to the vibrant Westbourne village.



## Key Features

- Charming detached character spacious 4 double bedroom residence located in most tranquil setting, with beautifully manicured grounds
- Light and spacious entrance hall
- Attractive modern kitchen
- Sunny living/dining area
- Utility room & store
- Living room with delightful dual aspect overlooking the garden
- Separate dining room with outlook onto the garden
- Family bathroom and en-suite shower room
- Long driveway and carport with parking for 2 vehicles
- Detached garage



## About the Property

This superb character family home is set in beautiful, manicured grounds, in a most tranquil setting. The vibrant Westbourne village, with its boutiques, cafes and restaurants, as well as Marks and Spencers Foodhall is within walking distance. The seven mile stretch of Bournemouth golden sandy beaches are also a short distance away.

Entrance hall leads through to the principle accommodation.

The kitchen has a range of eye and low-level cupboards, integrated Bosch double oven and five ring gas hob with extractor above, Beko dishwasher, space for tall fridge/freezer. Leading off the kitchen is an extension offering a sunny living/dining space. The utility/downstairs wet room has plumbing for washing machine and stainless-steel sink unit with drainer. There is a walk-in shower, wash hand basin and WC.

The living room has a delightful dual aspect overlooking the beautifully maintained garden with wood burner and surround as the main focal point to the room. The separate dining room has an open fire and is a generous space with outlook onto the garden.

Stairs lead to the first floor landing.

This floor offers four double bedrooms, two with fitted wardrobes, airing cupboard accessed via the third bedroom. The master with en-suite shower room. The family bathroom completes the accommodation.

Outside:

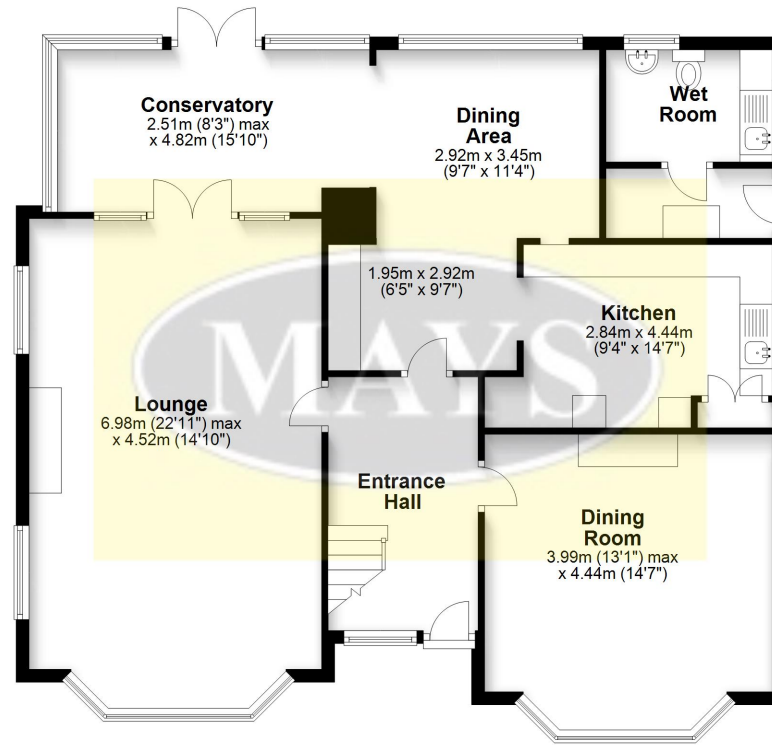
There is a carport with parking for two vehicles and gravelled driveway leading to the detached garage. The front garden is a generous size with mature trees on the border offering privacy. The garden is laid mainly to lawn with flower borders. Access around the property with access to a paved patio area to the rear with seating area making an ideal space for alfresco dining.

BPC Council – Tax Band G.



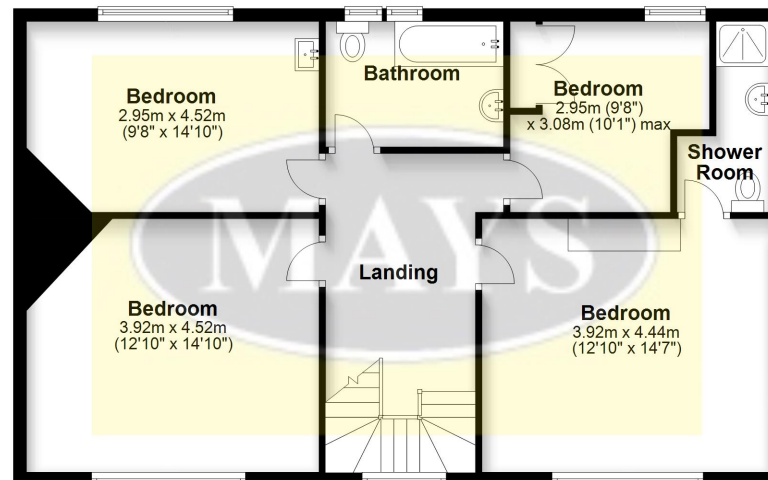
### Ground Floor

Approx. 109.7 sq. metres (1180.3 sq. feet)



### First Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



Total area: approx. 189.8 sq. metres (2042.6 sq. feet)



## About the Location

This most individual and stylish 'Arts & Crafts' family home overflows with charm and character and retains a wealth of original features, including high ceilings and skirting boards. Situated close to the vibrant Westbourne Village, with its boutiques, cafes and restaurants, as well as the Marks & Spencers Foodhall is within walking distance. The seven mile stretch of Bournemouth's golden sandy beaches are also a short distance away.



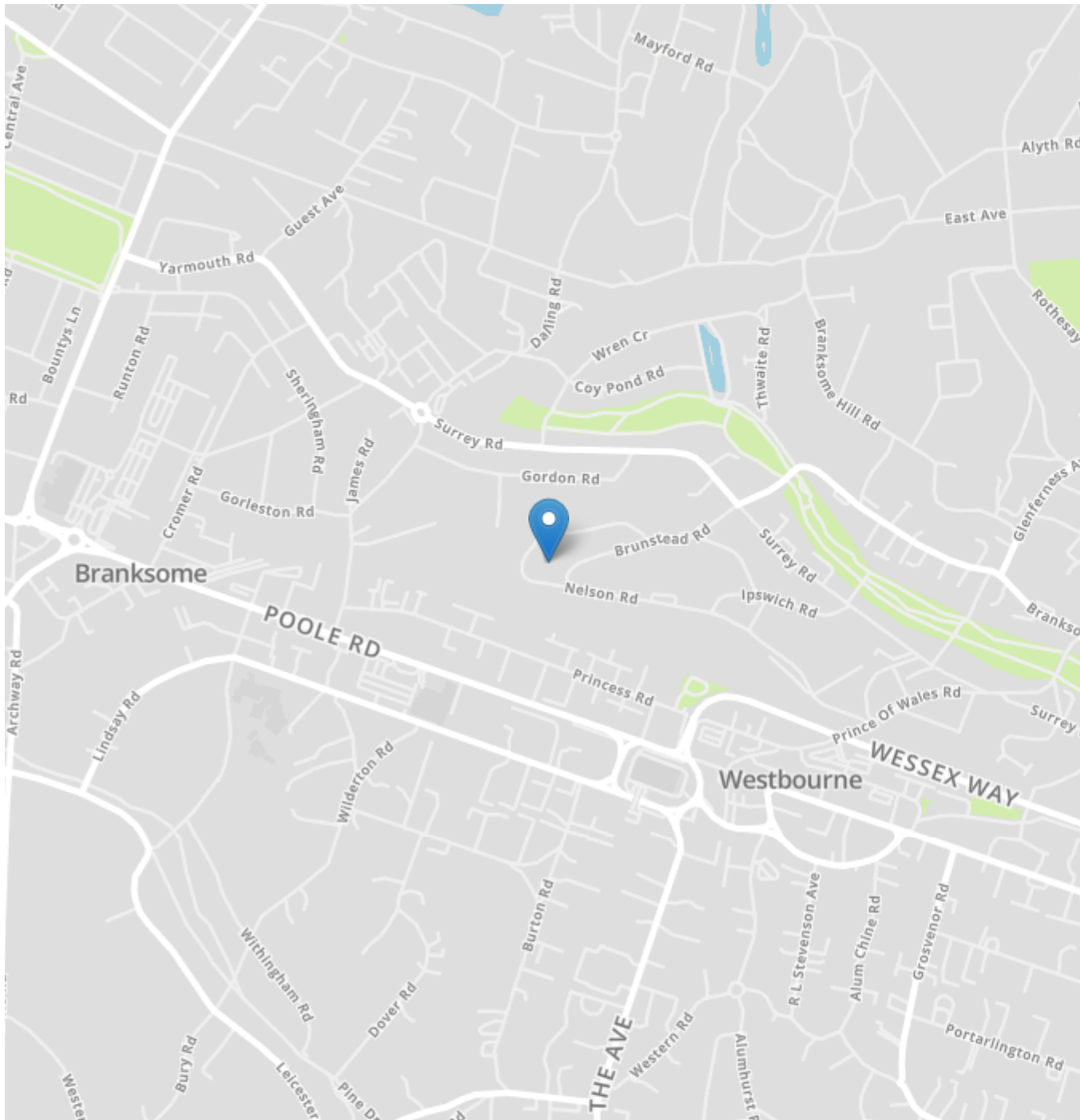
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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### New Developments (where applicable)

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