

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



OCEAN PINES, LAKESIDE ROAD, POOLE, DORSET,
BH13 6LR



£1,795,000

Approximately 300m from the beach

Luxury open plan living/Kitchen

4 double bedrooms 3 en suites

Fitted study

Sitting room

Cinema room

Utility room

Formal dining room

Council Tax Band: H
£3,493.96

Freehold

ABOUT THIS PROPERTY

Ocean Pines is an impressive modern 4 bedroom home that boasts individual architectural design, modern elegance whilst still retaining traditional values of privacy and well proportioned rooms. Located just moments away from Branksome Beach and within easy reach of Canford cliffs.

On entering the property via secure electric gates you are greeted by a stunning open entrance hall that houses a grand piano. An impressive cinema/entertainment room with an integral bar makes an ideal room to socialise. A fully fitted study is also on this floor together with a cloakroom. A glass and walnut feature staircase leads to the galleried landing with a stunning family room/kitchen and south facing balcony enjoying all day sun. The kitchen is fully equipped with a range of Miele appliances. The formal living room enjoys views over the secluded rear garden via floor to ceiling bi-fold doors. Double doors connect to the separate dining room. A further cloakroom is located on this floor. The staircase continues to the top floor flooded with light from the feature glass apex roof. The master bedroom has a luxury ensuite/ wet room and extensive range of fitted wardrobes and partial views over the bay, as does the fourth bedroom which is currently arranged as a second study. The two rear bedrooms both have fitted wardrobes and their own en suites. A bathroom is also located on this floor. A large double garage with fitted storage units and utility room can also be found on the ground floor with side access to the drive and gardens.

The house was built in 2009 by Aaron Homes to exacting standards with underfloor heating and a custom-made kitchen with stone surfaces. Floors to the entrance hall, utility room and family room/kitchen are covered with large format Porcelanosa Tiles other floor areas are thickly carpeted. The house has been wired for modern audio and visual equipment with a fantastic surround sound cinema. The front and rear gardens are landscaped with a large area of patio for entertaining in the private rear garden.

LOCATION

Located just off the prestigious Avenue in the heart of Branksome Park, Ocean Pines is located within easy walking distance of the beaches at Branksome Chine. Both Westbourne and Canford Cliffs Village are within easy reach as is the local train station at Branksome, providing a direct line into London Waterloo in under 2 hours.





Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	81	83
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			

England, Wales & N.Ireland EU Directive 2002/91/EC

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES
VAT Number: 289586706