



**HEARNES**  
WHERE SERVICE COUNTS



A impressive detached four bedroom family home moments from Westbourne Village and Coy Pond. The property is situated in the highly sought after Branksome Gardens, a conservation area comprising of just four roads, positioned within easy reach of the highly popular Westbourne Village offering a range of individual and boutique bars, shops and restaurants along with being within only a short walk to Coy Pond and Bournemouth Pleasure Gardens which offers a quiet sylvan route into the heart of Bournemouth Town Centre, the award winning sand beaches and main transport links including mainline train station.

Upon entering the property through an attractive porch leads into a beautiful entrance hall giving access to all downstairs accommodation. Immediately to the left hand side a door leads into a spacious living rooms which runs from front to back. The front wall shows exposed stone and encompasses a fireplace with a real flame gas fire, two windows either side of the fireplace overlook the front aspect. A particular feature of this impressive room are the two side aspect bay windows, creating an open spacious feel. Further windows and a single door lead off the rear to the gardens. A dining room is positioned between the living room and the kitchen which also provides access to the rear garden. A modern kitchen/breakfast room is accessed off the right hand side of the hallway and comprises matching white colour wall and base units. Integrated appliances include a dishwasher, fridge, built in eye level oven and a five ring gas hob with extractor over, a door provides access to a side path which provides a short walk to the double garage. A utility room is accessed off the back of the kitchen and has space and plumbing for an American style fridge/freezer, washing machine and tumble dryer with a door also providing access to the gardens at the rear. Completing the ground floor accommodation is a cloakroom with a low level WC and wash hand basin.

Stairs lead from the entrance hallway to the first floor, passing along the way a stunning stained glass window on the half landing, providing a wealth of natural light to the hall, stairs and landing. The master bedroom benefits from a particularly large en suite bathroom, with an oversized corner bath, WC, wash hand basin and a large walk in shower cubicle. The bedroom also benefits from an extensive range of built in wardrobes. Two further double bedrooms and a smaller single are served by main bathroom and comprises an oversized bath with Jacuzzi jets, a shower cubicle, wash hand basin and WC.

The property enjoys a secluded position within its plot with well maintained gardens are found to the front and rear. There is a double garage and workshop to the right hand side of the driveway and to the right of the garage is another piece of land which could also house several vehicles or a perfect opportunity for further landscaping.

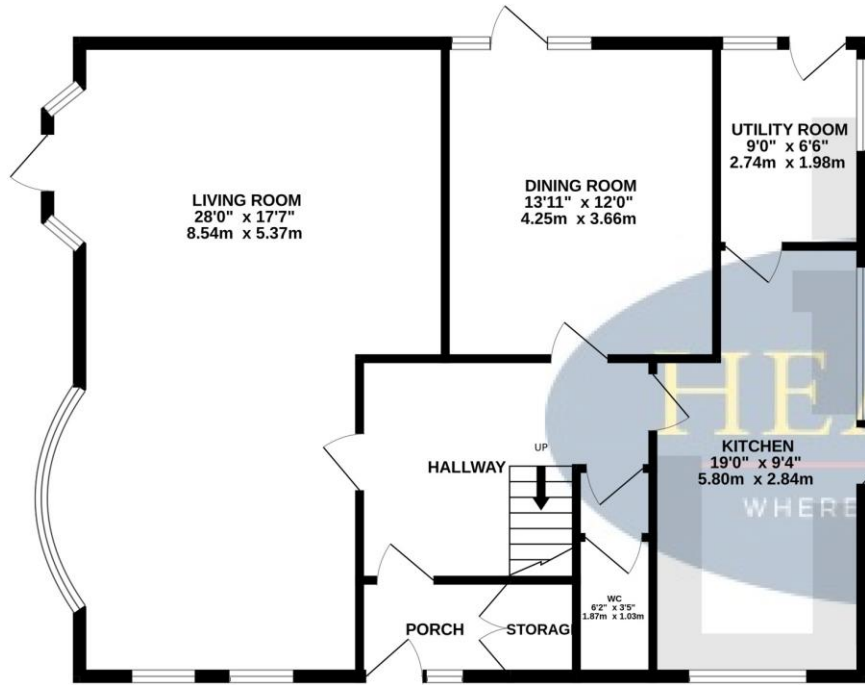
**Council Tax Band: G**

**EPC Rating: D**

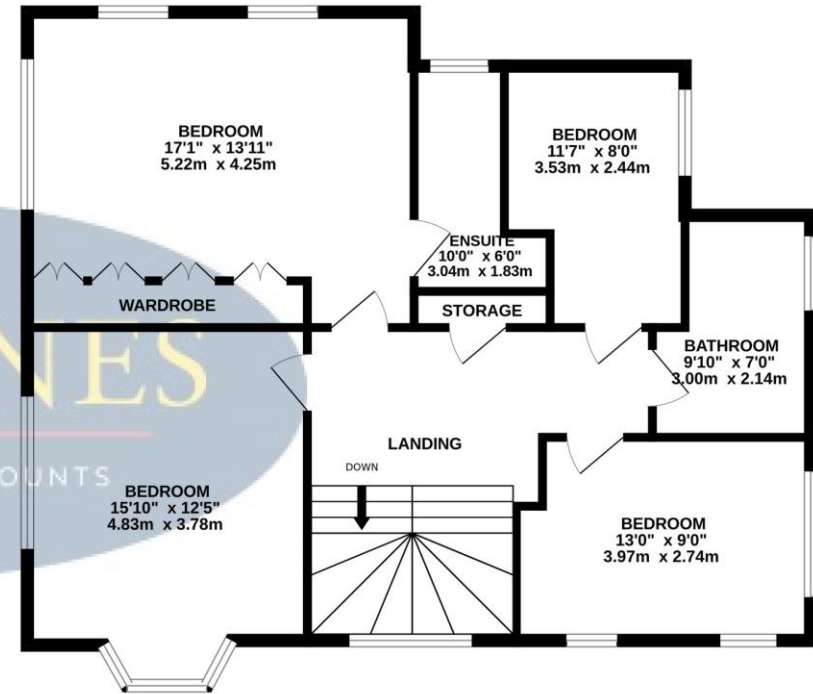
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



