

FOR SALE

3 Buccleuch Road,  
Branksome Park, Poole, Dorset  
BH13 6LB



PHILIPPA SOLE





£1,875,000

Down hill stroll to the beach

5/6 bedrooms and 5 en suites

3 receptions

Cinema room

2 large south facing terraces

Excellent Condition Throughout

Large garage and ample off road parking

Beautiful woodland garden

Council Tax, Band G 3579.59

Freehold

## About this property

Close to the beach and yet away from the crowds. This stunning five/six bedroom house is positioned on a large cultivated and mature plot. The garden has been planted to bloom all through the year with many exotic plants and bushes, a joy for the keen gardener. Positioned over three floors this property gives little away from the outside and needs to be viewed to appreciate all that it offers.

This versatile property was thoughtfully designed by the present owners encompassing all that is needed in modern day life, enjoying open plan living and yet creating many escape areas for time alone. The three levels provide many options: lets start on the ground floor and walk through the accommodation. Whether you are looking for slightly independent living from the rest of the family, consultancy rooms or an entertainment area, this ground floor level offers all. The present layout provides a cinema room and ground floor bedroom with en suite. The garage offers ample space with large storage room to the rear plus separate boiler room. The hallway floods with light from the inset skylights and leads via the glass and oak staircase to the first floor. This level is without doubt the heart of the house. The kitchen, with an extensive range of floor and wall mounted units, high quality appliances and central breakfast island, enjoys direct access via bi folding doors to a large paved terrace and garden beyond. This leads open plan through to the dining room and in turn to the lounge, cleverly divided by a stunning two-way contemporary fireplace. From here you access the larger of the two south facing sun terraces, perfect for entertaining and sunbathing. Also on this level is the studio and bedroom six/office. The top floor completes the accommodation, with three very strong double bedrooms all of which could be the principal, plus a large single. From what is currently used as the main bedroom there is access to the second of the terraces.

## Location

Situated in the heart of Branksome Park, yet just 475m from the blue flag beaches, Buccleuch Road is one of the most desirable roads in 'The Park' (as the locals refer to it). Branksome Chine Beach, which can be reached via a wooded walkway, has fabulous facilities including Rockwater Champagne & Seafood Bar; toilets, car park, RNLI lifeguard station and free electric BBQs for public use. Acclaimed to be one of the most desirable places to live in the UK, this area of the south coast benefits from fantastic weather thanks to its microclimate. There are numerous marinas, yacht and golf clubs in the area, and a host of watersports facilities. The region also has a developing arts scene with Poole's Lighthouse being home to the acclaimed Bournemouth Symphony Orchestra. London Waterloo is approximately 2 hours from Branksome Station.









**Lower Ground Floor**  
Approximate Floor Area  
1088.23 sq ft  
(101.10 sq m)

**First Floor**  
Approximate Floor Area  
1744.83 sq ft  
(162.10 sq m)

**Second Floor**  
Approximate Floor Area  
1256.14 sq ft  
(116.70 sq m)

Approximate Gross Internal Area = 379.90 sq m / 4089.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		78	83
England, Scotland & Wales			
EU Directive 2002/91/EC			

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999