

FOR SALE

24 Cassel Avenue, Branksome Dene
Chine, Poole, Dorset BH13 6JD



PHILIPPA SOLE



£1,495,000

150m from Branksome Dene Chine
footpath to beach

Open plan modern kitchen / diner

6 double bedrooms, 4 bathrooms

Canford Cliffs & Westbourne
Villages nearby

Garage & garden room

2774 sq. ft / 258 sq. m

Council Tax Band G - £2,247.06

Freehold

[Click here for virtual tour](#)

About this property

This period family home is in fantastic location with Branksome Dene Chine beach and the villages of Canford Cliffs and Westbourne all within easy reach. A separate garage is convenient to store bikes and beach toys to make the most of the area's fantastic leisure facilities.

There's a pleasing visual symmetry to this home with its character bay windows framing the central entrance hall. As you enter, your eyes are drawn through a squared arch to the large kitchen / diner / day room that encompasses the whole of the rear of the property. A modern kitchen fitted with all the mod cons including two double ovens, wraps around on three sides making it both practical as well as creating a feature panorama window that looks out onto the garden. A separate utility room keeps the bustle of day-to-day life hidden away. Designated dining / sofa areas decorated in a modern colour scheme offer an open-plan entertaining / relaxing space, which can be doubled in size by opening up the wall of bifold doors to use the outside deck as well. The family relaxing area connects through to one of the two front reception rooms that could be configured as home office, music / craft room, library / snug etc. A downstairs cloakroom is conveniently located in the hall. A pleasant white-washed wooden staircase leads up to the first floor landing around which are four double bedrooms. The three front bedrooms feature bay windows, two mirroring the ground floor and also benefitting from en-suite shower rooms. The third and fourth bedroom on this floor share a family bath & shower room. Up another floor is a loft conversion, where the two final bedrooms are, both of which share a separate WC / wash room set into the eaves.

The front and rear gardens are edged with mature trees and hedging, but are mainly level and laid to lawn, perfect for hosting family BBQs and games (or housing chickens as the current owners do). The garage has a clever garden room built into the rear leading to a sunbathing deck. The sun shines onto the garden from the south side for the best part of the day, or you can head to the beach via the public footpath in just a few minutes.

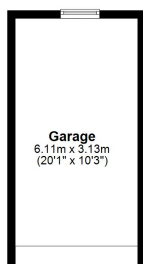
Location

Branksome Dene Beach is a local hidden gem accessed by car from Pinewood Road, but tucked in the middle of Cassel Avenue (just 150m from the property) is a secret footpath down through the Pine Tree lined chine to the 10-mile stretch of award winning sandy beach. Approx. 1.5km away are the local villages of Westbourne to the north and Canford Cliffs to the west, offering plenty of restaurants, bars, cafes and boutique retail. Branksome Railway Station is 1.5 miles away with direct trains to London in approx 2 hrs.

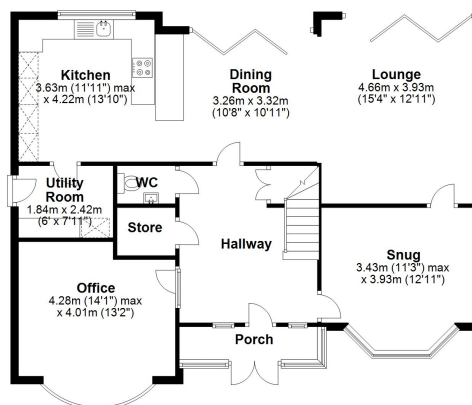




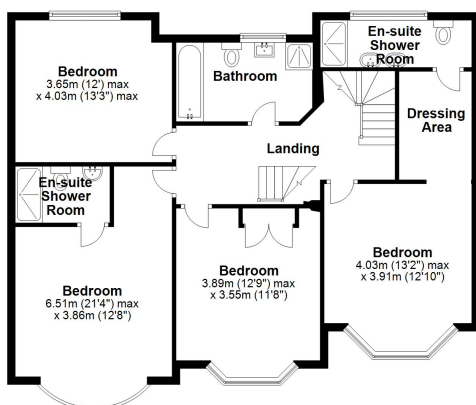
Outbuilding
Approx. 19.1 sq. metres (205.9 sq. feet)



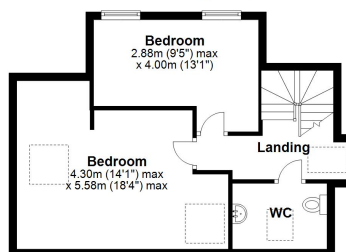
Ground Floor
Approx. 96.6 sq. metres (1061.7 sq. feet)



First Floor
Approx. 96.8 sq. metres (1041.7 sq. feet)




Second Floor
Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 256.4 sq. metres (2759.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PHILIPPA SOLE

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