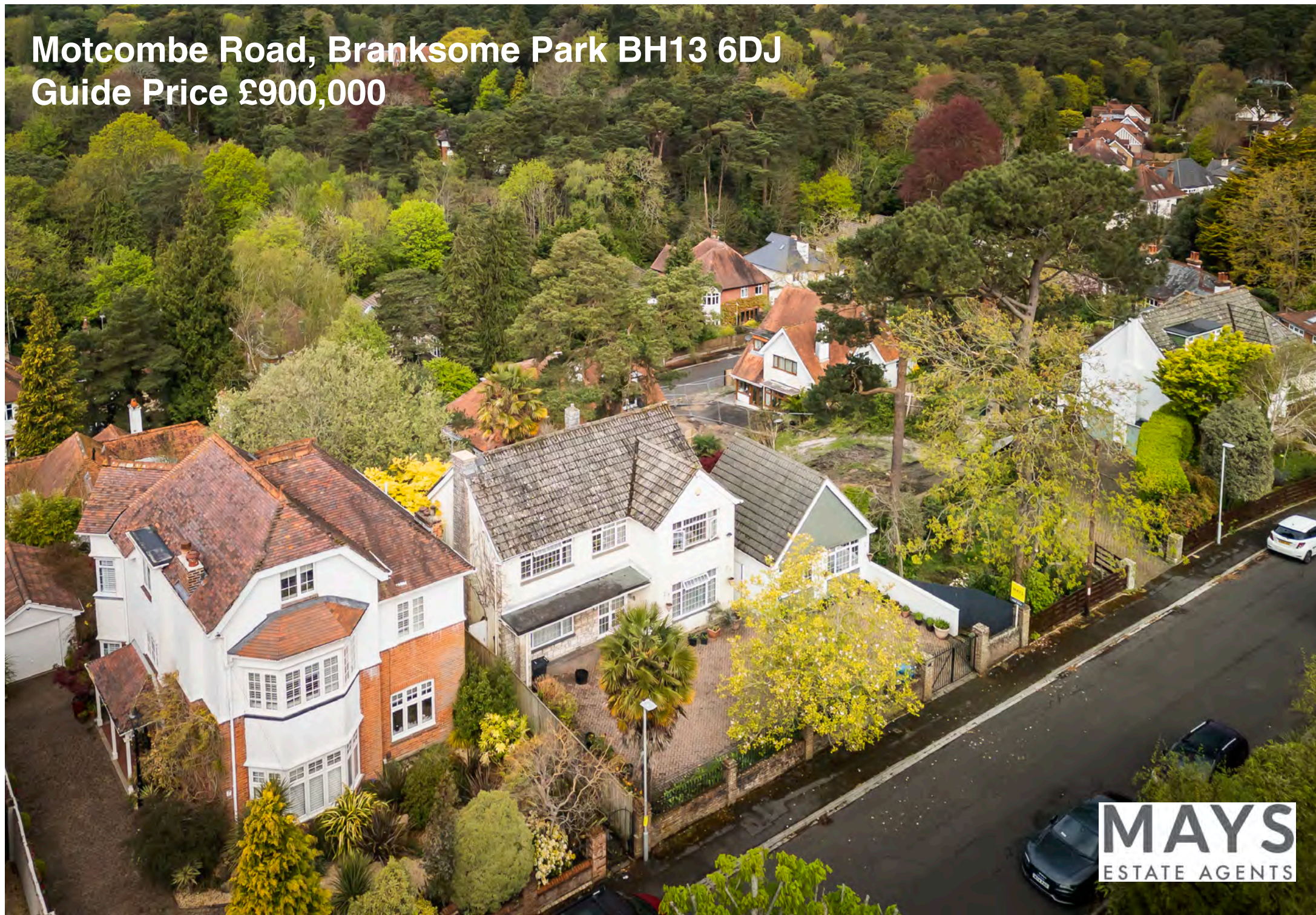


Motcombe Road, Branksome Park BH13 6DJ
Guide Price £900,000



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Property Summary

A versatile three double bedroom detached residence enjoying a highly desirable address in Branksome Park, with elevated treetop views, detached studio, home office and workshop.

Key Features

- Highly desirable Branksome Park location
- Added value potential
- Elevated treetop views
- Three bedrooms
- Family bathroom plus WC
- Double aspect lounge
- Formal dining room
- Separate kitchen
- Gated access
- Detached annex with two studio spaces plus workshop





About the Property

Approaching the property via private gates, a block paved driveway leads to the open front porch and detached annex accommodation.

On entering the house, a spacious entrance hall leads to a double aspect lounge with plenty of space for soft seating, and French doors offer direct access outside to the landscaped rear patio terrace enjoying attractive leafy views over Branksome Park.

A dining room is located across the hall to the front of the property and a separate kitchen to the rear with side access.

Rising to the first floor, three generous bedrooms greet you with a separate WC and family bathroom.

A ground floor WC completes the house accommodation on offer.

Now a real feature of this property is the Annex, which offers a versatile arrangement of rooms. The ground floor offers a bright and spacious studio room perfect for those seeking a sizeable, disconnected home office with a private entrance. The lower storeroom/studio is accessed via an independent door via side access and offers a flexible space, which equally could be connected via a staircase to the main studio room. A detached workshop is located behind both rooms and is currently set up as an additional workspace.

Externally, the property enjoys a private elevated positioning with attractive treetop views over Branksome Park. A low maintenance block paved terrace immediately adjoins the rear of the property and is perfect for entertaining or relaxing and offers a high degree of privacy. The front driveway offers flexible off-road parking for various vehicles and benefits from gated access.

In total, a property perfect for flexible living and working and one which offers tremendous added value potential.

Tenure: Freehold Council Tax Band: F (BCP Council)

About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

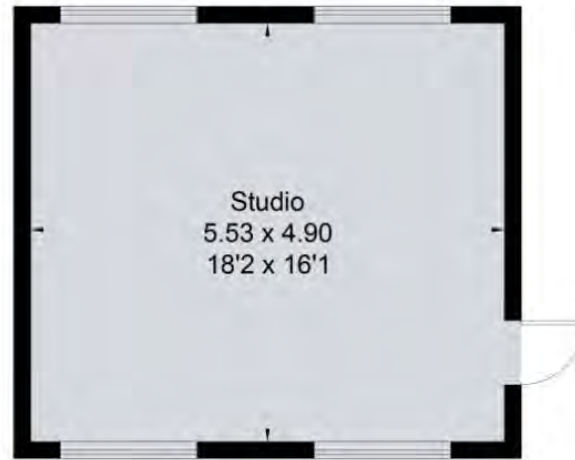
Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

Approximate Floor Area = 121.7 sq m / 1310 sq ft
Outbuildings = 52 sq m / 560 sq ft
Total = 173.7 sq m / 1870 sq ft



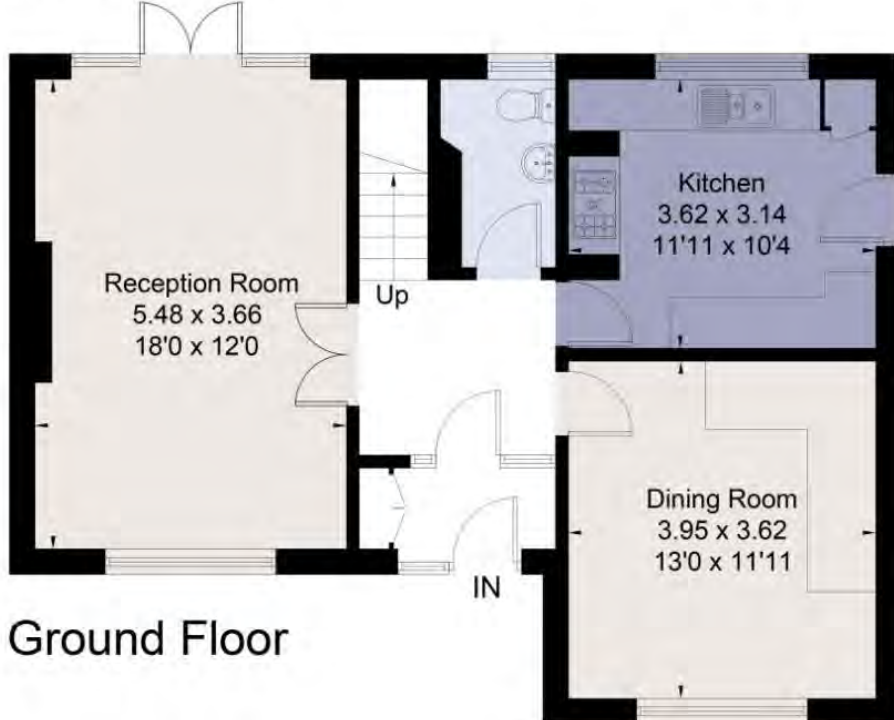
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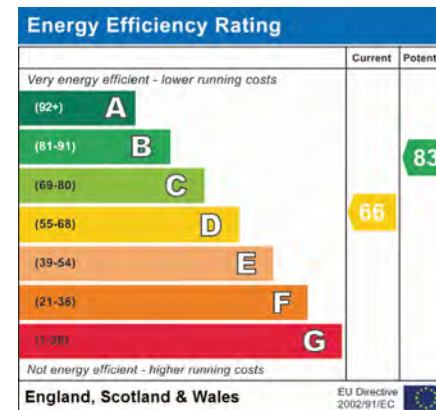


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