

FOR SALE

7, Cerne Abbas, The Avenue,  
Branksome Park, Poole, Dorset  
BH13 6HF



PHILIPPA SOLE



£875,000

—  
Exclusive End-of-Terrace Georgian-Style Townhouse

Recently renovated throughout

Four double bedrooms and two reception rooms

West-facing aspect with large balcony and patio terrace

Spacious living room with glass balustrade mezzanine

Integral double garage and utility room

Prime location near Branksome Chine Beach

2358 sq.ft of accommodation

Cerne Abbas Management £TBC

Freehold

## About this property

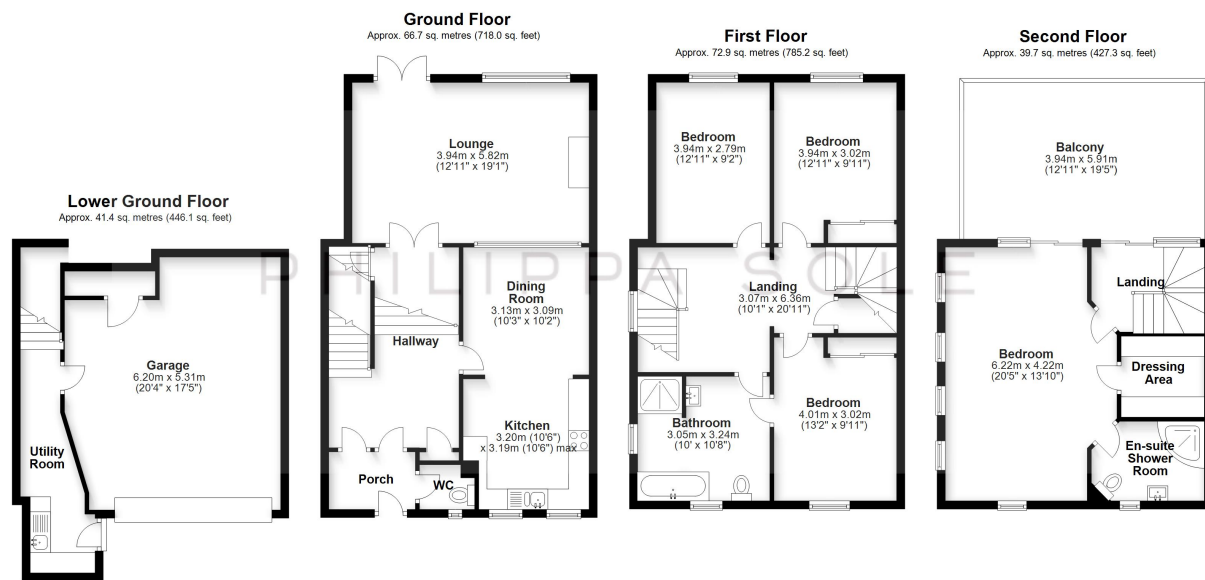
Originally constructed by one of the area's leading developers but recently renovated throughout, Cerne Abbas enjoys a wonderful location on the site of what was formerly one of the area's grandest homes, barely more than half a mile from the beach at Branksome Chine. This spacious home offers an abundance of modern luxury and timeless elegance. Boasting extra width compared to most properties in the development and featuring a west-facing aspect with terraces that capture the afternoon sun, this property provides an unparalleled living experience.

Upon entering the property, there is a spacious entrance hall with a downstairs cloakroom. The modern, sleek kitchen/dining room features contemporary fitted eye and base units, ample worktops, and integrated appliances. A small set of steps leads down to the living room, enhanced by a glass balustrade to a mezzanine dining area, which creates a feeling of space and light due to the property's extra-large dimensions. The living room has doors leading onto the sunny, west-facing patio terrace overlooking the communal gardens, enjoying the afternoon sun. The first floor offers three well-proportioned double bedrooms and a good-sized full family bathroom suite, featuring both a bath and a walk-in shower. The top floor houses the principal bedroom suite, featuring his and hers walk-in wardrobes, an ensuite shower room, and a generously sized bedroom with doors leading to a large west-facing sun terrace overlooking the grounds. The lower ground floor leads to an integral double garage, a utility room with space for a washing machine and dryer, and a side door accessing the driveway. Additional benefits include visitor parking close by, an intercom system, gas-fired central heating, and double glazing. Internal viewing is highly recommended.

## Location

Situated on the prestigious Avenue, Cerne Abbas enjoys close proximity to the golden sands of Branksome Chine Beach and the vibrant amenities of Canford Cliffs and Westbourne. The area is renowned for its beautiful coastal scenery, offering picturesque walks and a variety of leisure activities. Excellent transport links provide easy access to Poole and Bournemouth town centres, making it an ideal spot for those seeking a blend of tranquil living and urban convenience. Conveniently, Branksome Railway Station is located nearby, offering direct train services to London Waterloo in approximately two hours, further enhancing the property's appeal for those who require regular access to London. The acclaimed Rockwater Restaurant is just a short stroll away, providing a delightful dining experience with stunning sea views. This popular venue adds to the area's appeal, offering a perfect spot for socialising.





Total area: approx. 220.8 sq. metres (2376.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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