

FOR SALE

Chineways, 22 Western Road,
Branksome Park, Poole, Dorset
BH13 7BP



PHILIPPA SOLE



£1,780,000

Character family home

Level plot with direct access to the chine

No forward chain

Walking distance to the beach

4 double bedrooms

3 receptions plus a garden room

Newly fitted kitchen

Potential to extend and personalise subject to planning permission

Council Tax Band G - £3579.59
Freehold

About this property

This charming, 4 bedroom, character home, is positioned on a level plot in the heart of Branksome Park. Within half a mile is the village of Canford Cliffs with its parade of essential shops, bars and restaurants. Westbourne is also nearby, with a wider range of restaurants, lively pubs, boutique shops and the ever-popular M&S Food Hall. Just a short walk away is Branksome Chine beach forming part of the 7 miles of award-winning blue-flag beaches, for which this area is known.

Built in 1928, this cherished property has a rich history, having been owned by only two families since its construction, the current family for over 60 years, which stands as a testament to enduring quality and pride of ownership. The home's character and charm make it a rare find in Branksome Park. Enter through the solid wood front door into an inviting entrance lobby, complete with a convenient cloak's cupboard and separate WC. The central reception hall sets the tone for the home's elegance, featuring wood-panelled stairs leading to a galleried landing with a stunning leaded window, flooding light into this area. Exposed wood flooring enhances the timeless charm and warmth of the space, creating a welcoming ambiance. The dining room and lounge are graced with elegant, curved bay windows, filling the spaces with natural light. The lounge features a striking stone fireplace with a multi-fuel burner, perfect for cosy evenings, and unique porthole windows that add a distinctive character to the room. Complementing the main living spaces are two additional smaller reception rooms, one of these rooms enjoys the added benefit of direct access onto the paved terrace and garden beyond. The recently fitted Shaker-style kitchen/breakfast room is designed with both functionality and style in mind. It features a range of integrated appliances, including a Rangemaster cooker and an American-style fridge/freezer. A convenient breakfast bar offers casual dining space, whilst a large window provides views and door giving direct garden access. The first floor boasts four generously sized double bedrooms, the two larger rooms featuring elegant bay windows and fitted wardrobes. The principal bedroom includes an en-suite shower room with the remaining three bedrooms served by a spacious family bathroom and a separate WC. Set on a generous plot of approximately an acre, this property is perfectly positioned for privacy and tranquillity. The large, paved terrace offers an ideal space for outdoor entertaining, with a few steps leading to the remainder of a lawned garden, bordered by mature trees and bushes. The house enjoys a unique position with gated access to Branksome Chine leading directly to the sea as well as being directly opposite Martello Woods, providing a tranquil setting. Additional features include a log cabin summerhouse with power and light, decked area and raised vegetable beds. A double garage and ample off-road parking completes the practicality of this charming outdoor space.

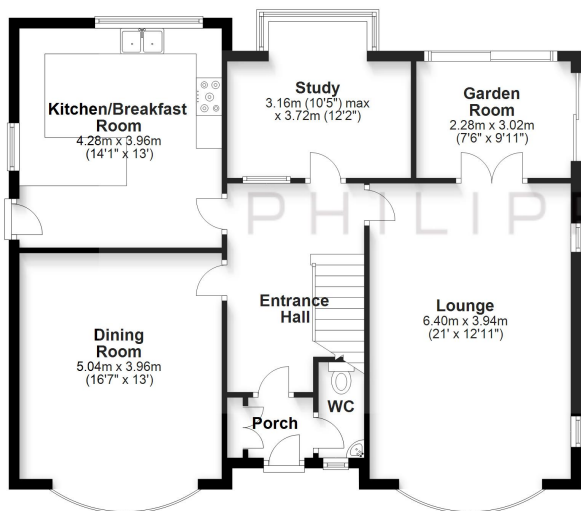
Location

For those who love the great outdoors, there is an opportunity to enjoy a scenic 1.8 mile walk to Sandbanks, our stunning peninsula famous for its golden sands and spectacular views. Sandbanks isn't just perfect for leisurely stroll; its home to a lively marina, ideal for setting sail or enjoying a wide range of water sports. Also nearby are the train stations at Branksome, Parkstone and Bournemouth giving direct access to London Waterloo and slightly further afield is Bournemouth Airport offering both national and international flights.

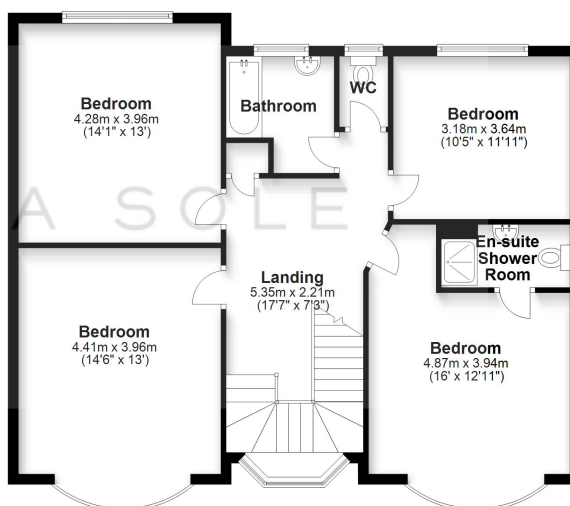





Ground Floor
Approx. 91.2 sq. metres (981.8 sq. feet)



First Floor
Approx. 90.8 sq. metres (977.0 sq. feet)



Total area: approx. 182.0 sq. metres (1958.8 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 61 | |
| (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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