

The Woodrisings  
10 Branksome Wood Road, Bournemouth BH2 6DB  
Guide Price £500,000 Freehold

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ESTATE AGENTS









## Property Summary

An incredibly spacious and well-positioned three double bedroom property situated at the end of a small private mews style development with far reaching views over Bournemouth Upper Gardens.

The property has exceptional room sizes (in fact it's the largest original design within the development) and this is particularly apparent in the entrance hallway and two large reception rooms. The main living accommodation is arranged over two floors and there is also immediate access to an oversized garage and home office/store on the lower ground floor. If you're looking for a highly convenient address, generous room sizes and a South facing garden with a leafy outlook – we think this property is as good as it gets....



## Key Features

- Large reception hallway with generous storage and cloakroom W/C
- Spacious living room with doors leading to the garden
- Secondary reception/dining room opening to the living room
- Fitted kitchen with door opening to the side (potential to open to the dining area)
- Three double bedrooms with fitted furniture and wardrobes to the first floor
- Modern family bathroom and further ensuite to the principal bedroom
- Stairs from the garden terrace to an oversized garage
- Further room to the lower ground floor ideal as storage or home office
- Offered to the market with no forward chain



## About the Property

As you enter the property there is an immediate sense of space and light with an impressively large hallway. The hallway offers generous storage, a cloakroom w/c and provides independent access to all ground floor rooms. The living room has doors and windows that open to the South facing garden/terrace and the orientation of this room again floods the property with light. The dining room is part open to the living room and there is tremendous potential to easily open the dining room to the kitchen if further space should be required.

The kitchen is fitted with a range of units and appliances and a true benefit of the positioning of this home is that there is a side door from the kitchen which leads down a few steps to the garage area – ideal for unloading the weekly shop.

As can be seen from the images the spacious feel continues to the first floor with a large landing leading to all rooms. The principal bedroom has a range of fitted furniture and benefits from a private ensuite with a full size bath. A further contemporary bathroom services the other two double bedrooms (both of which have fitted furniture/wardrobes) and a feature of all bedrooms is that they have doors opening to their own balconies. From both the ground and first floor there are beautiful views extending over Bournemouth Upper Gardens and even in winter months the backdrop provides a superb degree of privacy.

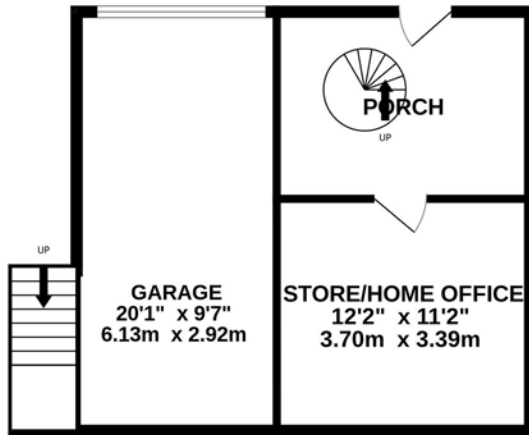
The garden/terrace to the rear is a generous size and literally basks in the sun with the Southerly orientation. A staircase leads from the garden/terrace down to the lower ground floor level where there is an oversized garage with an electric door (ideal for extra storage as well as generous parking space) and a further large storeroom which other residents have turned into a home office.

Tenure: Freehold

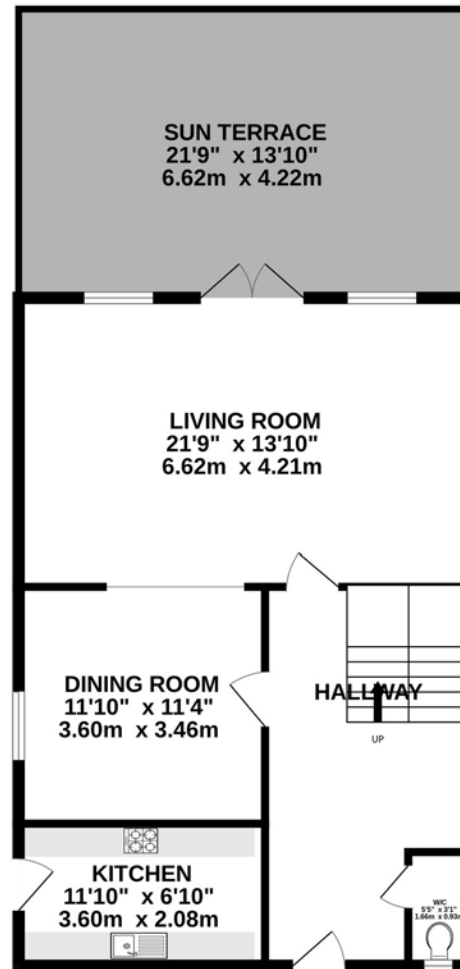
Service Charge: Approximately £1,100 per annum

Council Tax Band: E (BCP Council)

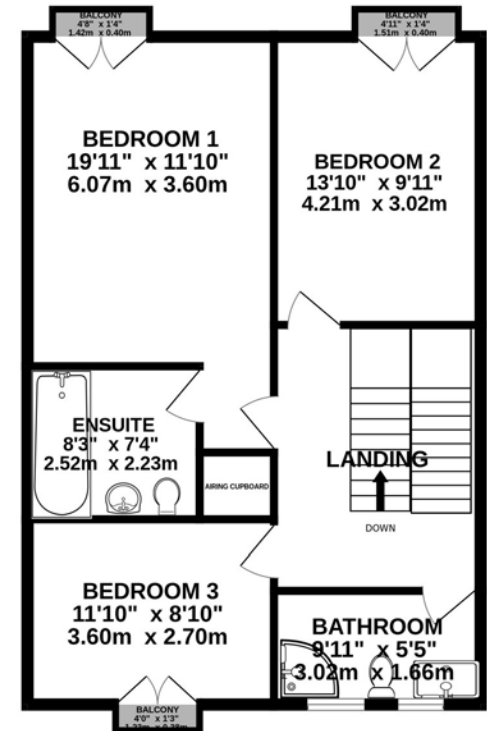
LOWER GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1848 sq.ft. (171.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## About the Location

Situated in Branksome Wood Road which is in a convenient location within walking distance to Bournemouth Town, Westbourne Village and Coy Pond. Bournemouth Gardens offer beautiful scenic walks and lead through to Bournemouth Town and the golden beaches. Transport links including regular bus routes, train station with links to Weymouth and London Waterloo and within easy reach to the Wessex Way.



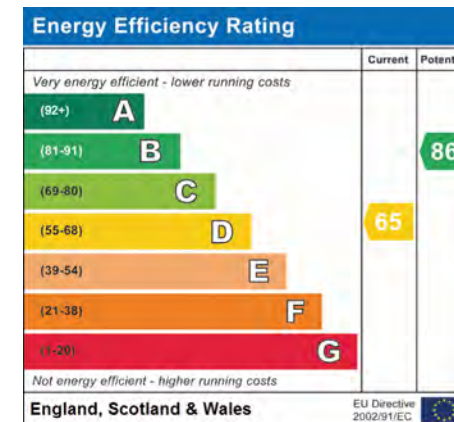
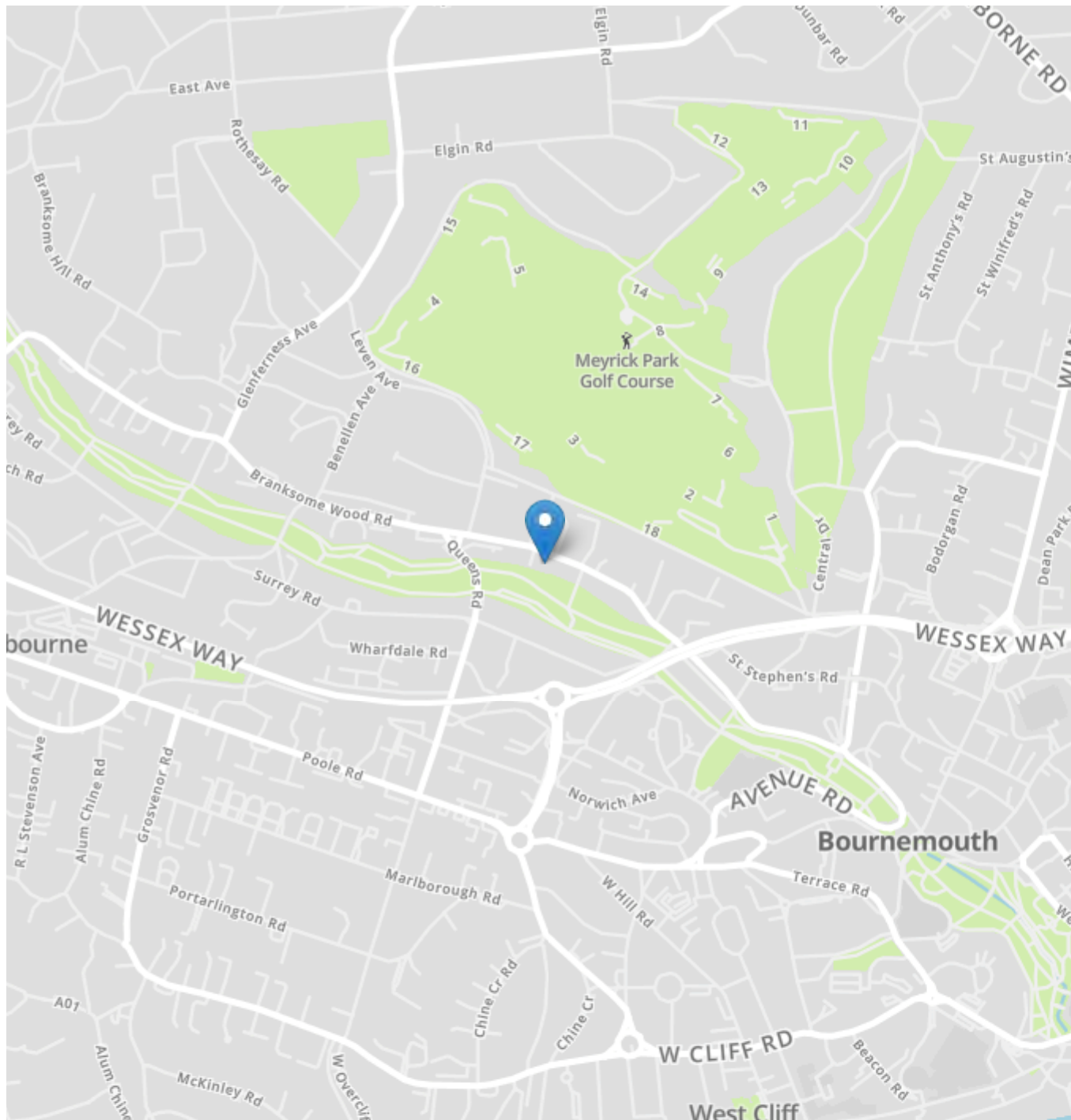
## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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