



HEARNES

WHERE SERVICE COUNTS

**Baillie Park, 7- 9 Forest Road
Branksome Park, Poole, Dorset BH13 6DQ**

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FREEHOLD £725,000

One of the largest three double bedroom, two/three bathroom town houses on this superb gated development in the prestigious, sylvan setting of Branksome Park. The current owners have extended the ground floor to provide wonderful contemporary open plan living space in the form of a spacious kitchen/lounge/dining room (approx. 38' x 22' max) with bi-fold doors opening onto a 100ft rear garden.

Baillie Park has been designed in an Edwardian style with the arts & crafts theme in mind with leafy pathways and classic exterior design. It is set behind electric gates with a security entryphone system. This well-appointed property is set at the rear of the development on one of the pathways just along from one of its parking spaces and is quite unusual because of the size of the garden.

The three generous bedrooms are arranged over two floors with bedroom two having an en-suite shower room. There is a further bathroom on the first floor which services bedroom three. The larger of the three is located on the top floor and occupies over 350sq ft. The current owner converted the en-suite into a cot room for their youngest child and it is now described as a dressing room but still has all the plumbing for an en-suite, which they would re-instate if required.

The stunning kitchen offers a range of high gloss white soft close units including pan draws and glass display units with quartz style work tops. There are a range of Smeg, Bosch and Miele appliances including an eye level cooker and microwave, dishwasher, washer/drier and a five-ring gas hob with a wok setting.

The rear garden is ideal for alfresco dining as it offers a high degree of privacy. There is a pedestrian entrance to the rear. The property includes 2 allocated parking spaces, one in the area adjacent and one at the front of the development. Other added benefits include gas central heating via radiators and double glazing. The property is offered with immediate vacant possession.

The gorgeous Branksome Beach with its Terrace Bar and restaurant is accessed by a delightful walk along the wooded Branksome Chine and is only 0.8 of a mile away. The property is located less than a mile from Westbourne which offers an excellent range of up market independent shops, a Victorian arcade, restaurants bars and a Marks & Spencers food hall. Bournemouth town centre is under two miles away with its more extensive array of shops and offers a wide range of activities including the Pavilion Theatre, superb new cinema and restaurant complex, numerous cafes, bars and restaurants and the mainline train station with direct links to London Waterloo.

COUNCIL TAX BAND: G

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1638 SQ.FT. (152.2 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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OPEN PLAN LOUNGE/DINING ROOM
28'5" x 22'1"
8.7m x 6.7m

KITCHEN
17'6" x 10'6"
5.3m x 3.2m

HALL

ST

GROUND FLOOR
APPROX. FLOOR
AREA 761 SQ.FT.
(70.7 SQ.M.)

BEDROOM 2
14'9" x 11'11"
4.5m x 3.6m

ENSUITE
8' x 7'
2.4m x 2.1m

BEDROOM 3
12' x 10'6"
3.7m x 3.2m

LANDING

BATHROOM
7'3" x 6'7"
2.2m x 2.0m

1ST FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

BEDROOM 1
16'2" x 14'2"
4.9m x 4.3m

A/C

LANDING

DRESSING ROOM/
EN SUITE

2ND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)





Branksome Chine



Branksome Beach



www.hearnes.com

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