



Rose Court 50 The Avenue, Branksome Park, Poole BH13 6LL  
£2,495,000 Freehold









### Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy 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. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

### Property Comprises

Welcome to Rose Court, a magnificent character property boasting nearly 7000 square feet of spacious living space. Situated in the prestigious area of Branksome Park, this distinguished home offers a rare blend of traditional living, comfort, and functionality. Arranged over three floors, this remarkable residence offers an abundance of space for family living. With six generously proportioned bedrooms, seven reception rooms, and five bathrooms, this home caters to an array of discerning purchasers. Set on a 0.7-acre plot, the property boasts impressive grounds adorned with mature landscaping, a pond and multiple water features.

The ground floor boasts an impressive entrance hall accessed by solid oak double doors with oak lined walls and staircase,. The entrance hall leads to a formal lounge, a grand dining room, a versatile office space, a spacious kitchen dining room with conservatory, a convenient larder, utility and access into the double garage/ workshop area which benefits from allowing access to the garden.

The first floor features an impressive master bedroom suite with its own en-suite and access to a balcony. There is two further bedrooms and an annex which benefits from a separate kitchen

Ascend to the top floor, where three additional bedrooms and a well-appointed bathroom await. Step out onto the rooftop terrace and revel in panoramic views of the surrounding landscape, offering the perfect spot for al fresco relaxation.

Completing this exceptional offering is an integral double garage plus two further single garages providing ample parking space and secure storage, all tucked away behind electric gates, ensuring a great deal of privacy.





Key Drummond

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	