



14

Ettrick Road, Branksome Park, Poole, Dorset, BH13 6LG

£2,395,000



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



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Ettrick Road, Branksome Park, Poole, Dorset, BH13 6LG

****LARGE CHARACTER FAMILY HOME**** This extremely well presented property is situated at the end of PRIVATE DRIVE within the heart of Branksome Park and only a SHORT WALK TO THE BEACH. Arranged over 3 floors with internal accommodation of over 4000 sqft and set within IMPRESSIVE GROUNDS.

- CHARACTER FAMILY HOME
- OVER 4000 SQFT
- SET WITHIN IMPRESSIVE GROUNDS
- QUIET LOCATION
- WALKING DISTANCE TO BEACH
- ARRANGED OVER 3 FLOORS

Local Authority , Tax Band H, Tenure: Freehold



Property Comprises

A magnificent 1930s Gentleman's residence positioned within a quiet road in the heart of Branksome Park. This lovely home sits on a large westerly plot at the end of a private drive. The internal accommodation is arranged over three floors and retains much of its original character. The living spaces are extremely versatile with 3 large reception rooms as well as a fabulous kitchen/dining/family room which forms the heart of the home also on the ground floor is a boot room with WC and a utility room.

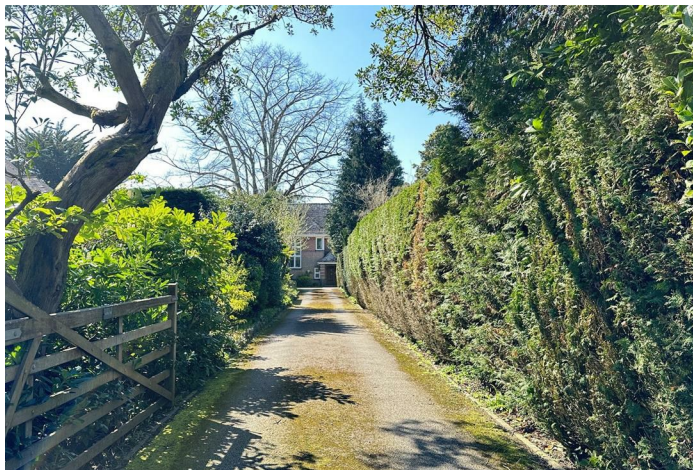
To the first there are four double bedrooms with the master having the benefit of an ensuite, 2 family bathrooms and office. On the second floor are a further 2 double bedrooms and a separate bathroom.

Externally the property is approached via a long drive with a generous frontage providing extensive parking leading to large double garage. The sunny west facing rear garden is a particular feature of this home, with several entertaining areas and a large lawn making it a perfect space for family life.

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, bistro 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 European.



