



£2,395,000

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







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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









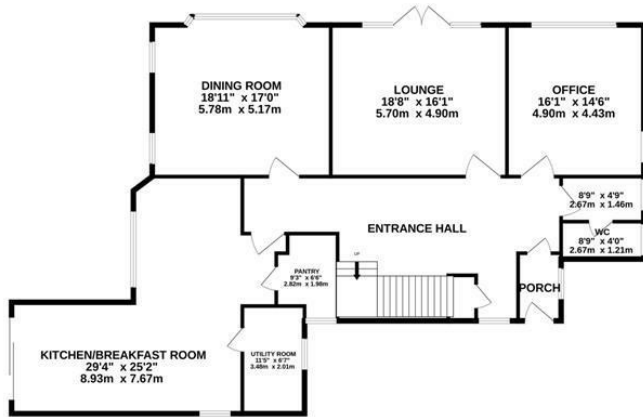


one of the area's premier residential districts and conveniently situated close to award winning blue flag sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistro and restaurants. 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.

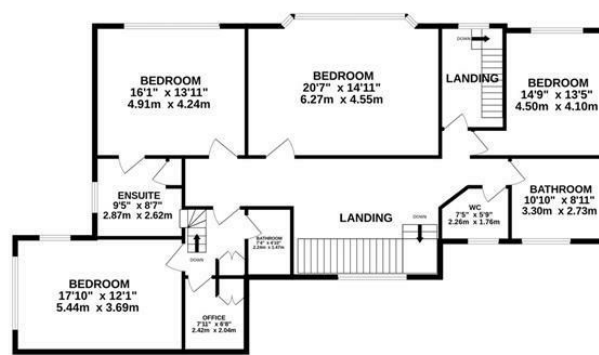




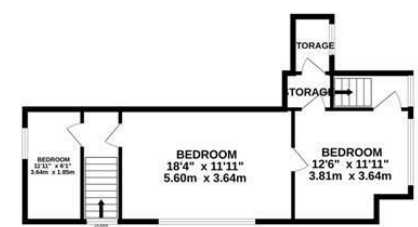
GROUND FLOOR  
1825 sq.ft. (169.5 sq.m.) approx.



1ST FLOOR  
1793 sq.ft. (166.6 sq.m.) approx.



2ND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 4174 sq.ft. (387.8 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



