



36a The Avenue, Branksome Park, Poole BH13 6HE  
£1,200,000 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

A charming Victorian Coach House situated in a secluded plot in the sought after Branksome Park location. The property is rich in history and has been sympathetically modernised by its current owners to a high standard.

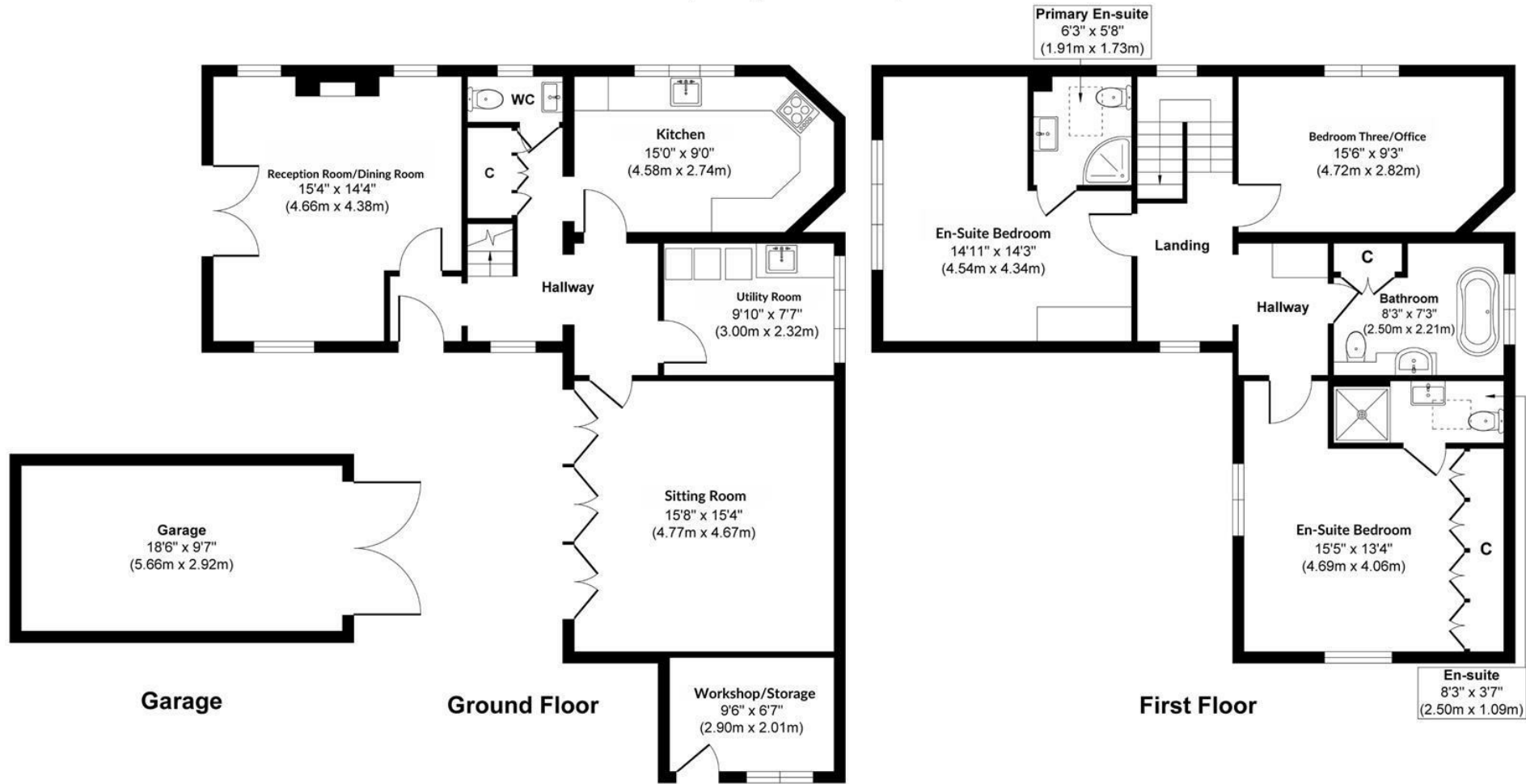
The property sits in its own grounds with well matured landscaping offering a huge degree of privacy and a south facing aspect. As you enter the property, you are greeted by the entrance hall, which leads to all the principle ground floor rooms. There are two reception rooms (one of which could be used as a dining room), a kitchen/breakfast room, a separate utility room, storage and W/C. On the first floor there are three generous sized bedrooms and three bathrooms with the main bedroom benefiting from a commanding outlook over the rear gardens.

Externally, the property sits behind double electric gates and benefits from a large driveway for ample vehicles. Additionally, there is a separate garage suitable for a car or storage.

There is currently planning permission granted (reference APP/21/00806/F) to extend the side of the property and construct an additional garage and studio. More information is available upon request.



**Approximate Gross Internal Area**  
**Main House = 1,657 sq. ft - 153.00 sq. m.**  
**Garage = 181 sq. ft - 16.00 sq. m.**  
**Total = 1,838 sq. ft - 169.00 sq. m.**



**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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>	(81-91) <b>B</b>			(81-91) <b>A</b>	(92 plus) <b>A</b>		
(84-90) <b>C</b>	(75-80) <b>D</b>			(84-90) <b>C</b>	(75-80) <b>D</b>		
(69-83) <b>E</b>	(55-68) <b>F</b>			(69-83) <b>E</b>	(55-68) <b>F</b>		
(47-65) <b>F</b>	(31-46) <b>G</b>			(47-65) <b>F</b>	(31-46) <b>G</b>		
(1-46) <b>G</b>				(1-46) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	