



**31 Lakeside Road, Branksome Park, POOLE BH13 6LS**  
**Guide Price £1,450,000 Freehold**





**\*\*CLOSE TO BEACH\*\*** This impressive **FAMILY HOME** is situated in an **EXCELLENT LOCATION** within a quiet road in the heart of Branksome Park. Accommodation extends to over 2,800 SQFT to include **FOUR** double bedrooms, **THREE** reception rooms, **THREE** bathrooms and **LARGE DOUBLE GARAGE**.

- MODERN GATED HOME
- THREE RECEPTION ROOMS
- WALKING DISTANCE TO THE BEACH
- FOUR DOUBLE BEDROOMS
- LARGE DOUBLE GARAGE
- OVER 2,800 SQFT

### **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**

Set on a private plot behind electric gates, Chine House enjoys a prime location, directly adjacent to Branksome Park Woods. This serene woodland setting offers a delightful half-mile walk that leads directly through Branksome Chine on to one of the areas finest beaches, blending nature with convenience.

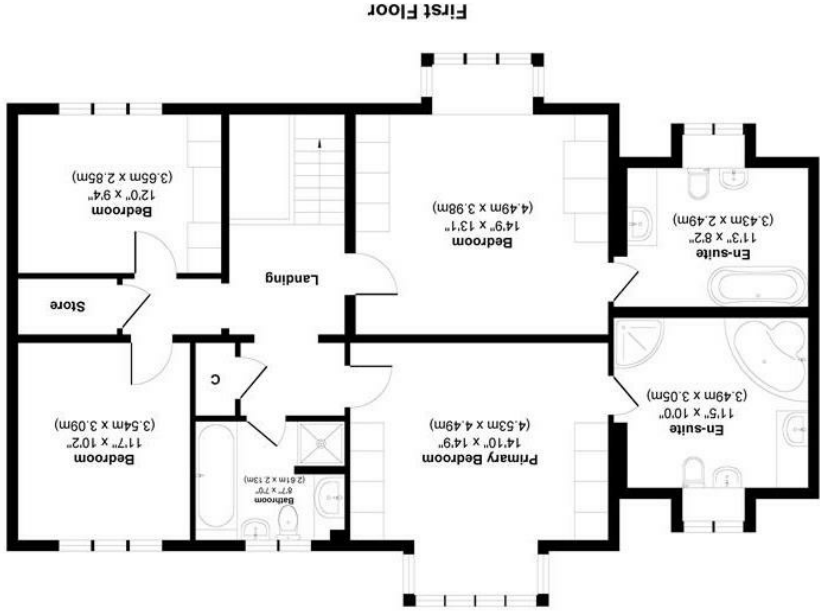
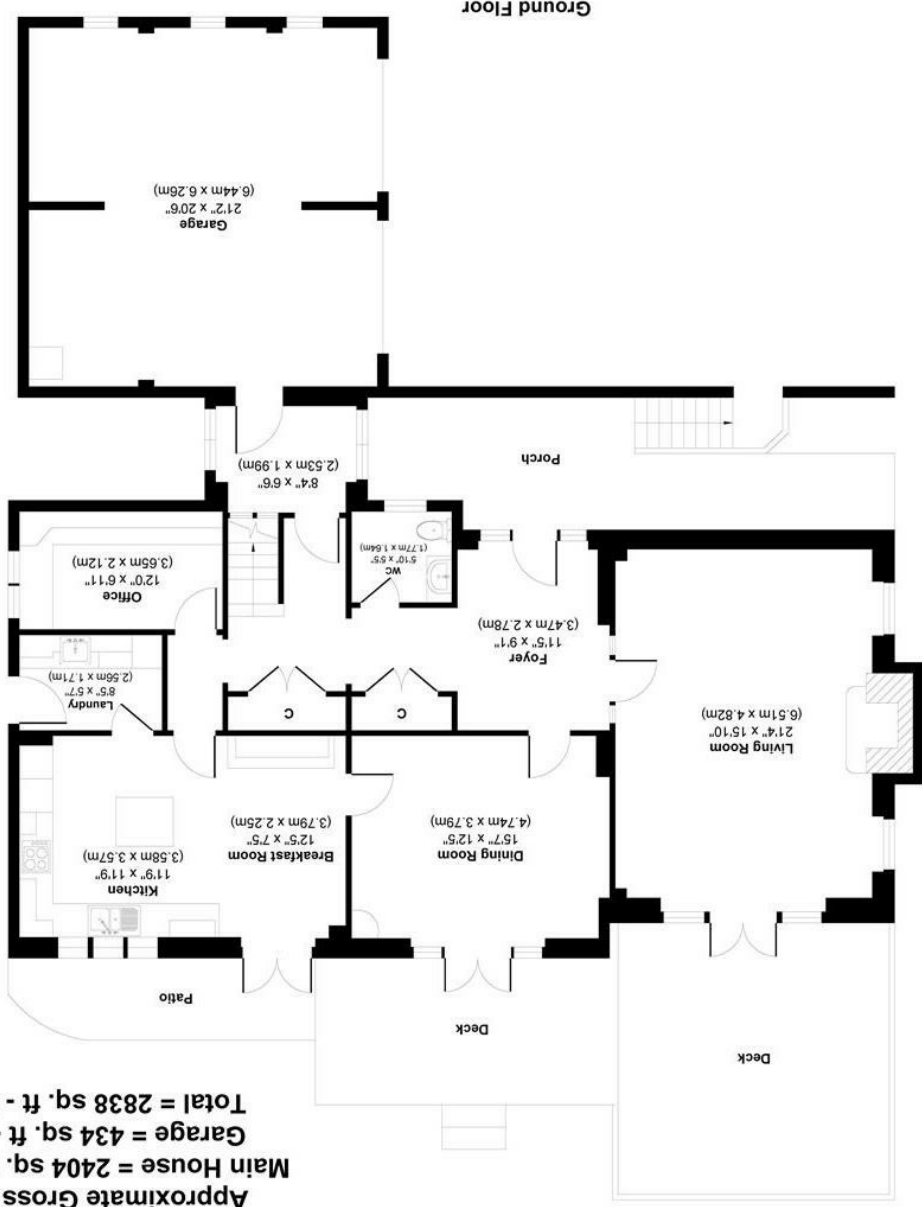
This attractive family home is deceptively spacious, with over 2,800 square feet of thoughtfully designed accommodation, to include four well-proportioned double bedrooms, three bathrooms two of which are ensuite, three reception areas, including a combined kitchen and dining room, as well as a study.

The exterior of the property is equally impressive, with a large driveway allowing for ample off road parking, secured by remote-controlled gates and giving access to the large double garage that stretches 6 metres. The west-facing walled rear garden is a particular feature of this home with a large decked terrace perfect for entertaining and generous lawns set against a sylvan backdrop

Built by one of the region's most reputable developers, the home stands out with its distinctive split-level design and half landings, giving it a unique character. While the property is in good decorative order, it also presents an excellent opportunity for those interested in modernising or re-developing (subject to the relevant planning consent).

All of this is available at a competitive price point, making Chine House an appealing choice in this desirable location where neighbouring property values far exceed the figure being asked.





**Approximate Gross Internal Area**  
 Main House = 2404 sq. ft - 223.31 sq. m.  
 Garage = 434 sq. ft - 40.31 sq. m.  
 Total = 2838 sq. ft - 263.63 sq. m.

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.
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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	Maximum
<b>73</b>	<b>85</b>
Any energy related - smart metering code	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum
<b>G</b>	<b>F</b>
Any environmental friendly - smart CO <sub>2</sub> metering	