



£2,000,000

1 Westminster Road East, Branksome Park, Poole, Dorset, BH13 6JF


EST. 1977
KEY DRUMMOND
ESTATE AGENTS



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Westminster Road East, Branksome Park, Poole, Dorset, BH13 6JF

**** CLOSE TO BEACHES**** This striking RECENTLY BUILT family home has been finished to an EXCEPTIONALLY HIGH SPECIFICATION. With five double bedrooms, this unique and design led property offers an abundance of space. Spanning nearly 4,200 square feet and arranged over three floors, the property showcases EXCELLENT ACCOMMODATION that is both contemporary and functional.

- FIVE DOUBLE BEDROOMS
- FINISHED TO AN EXCEPTIONALLY HIGH STANDARD
- SWIMMING POOL
- IDEAL FAMILY HOME
- SUPER INSULATED WITH MECHANICAL VENTILATION AND HEAT RECOVERY
- APPROACHING 4,200SQFT
- OPEN PLAN LIVING
- UNDERFLOOR HEATING
- EPC RATING B (90)
- WITHIN THE AVENUE CONSERVATION AREA

Local Authority BCP, Tax Band H, Tenure: Freehold



Property Comprises

Designed as a contemporary interpretation of a period villa by renowned and award winning London architects MacCreanor Lavington, this charming detached house is situated in a quiet, tree lined road, just moments from the areas finest beaches and only a short walk from the amenities of Westbourne.

The property has been constructed and finished to the highest of standards, using quality materials with a real attention to detail and has been sympathetically decorated throughout.

This substantial family home has been intelligently designed with a superb flow, arranged over three floors and spanning almost of 4,200 square feet of luxury accommodation.

The ground floor has a real feeling of space from the moment you arrive with 3 metre high ceilings, oversized doorways and impressively large windows throughout that fill the property with natural light. A large entrance hallway gives access to all the ground floor rooms including a well-appointed kitchen area, a particular feature of this home, being open plan to a dining area with doors leading out onto the rear garden, making it an ideal space for modern day family life. A large lounge, study, utility room and WC complete the accommodation to this floor.

To the first floor there are four generously sized double bedrooms including the impressive master bedroom suite with a large walk through dressing area and fully fitted ensuite bathroom. Bedroom two benefits from an attractive vaulted ceiling and another ensuite. The large family bathroom services both bedrooms three and four.

From the landing the extra wide staircase continues up through the property to the second floor and a large versatile room which is currently used as another reception room and separate office; however, with a fully fitted bathroom and terrace that enjoys a pleasant outlook over treetops and the gardens below, this space could easily become a main bedroom.

Externally the property sits on a large level plot of over 1/3 of an acre, set behind electric gates, there is an in-and-out driveway which gives access to a large integral garage and offers ample offroad parking for vehicles. The well landscaped and private rear garden enjoys a bright and sunny orientation complete with heated pool and several patio areas making it an excellent area for entertaining.

Overall, this wonderful, recently constructed home offers the perfect blend of character design and modern spacious family living.







Location

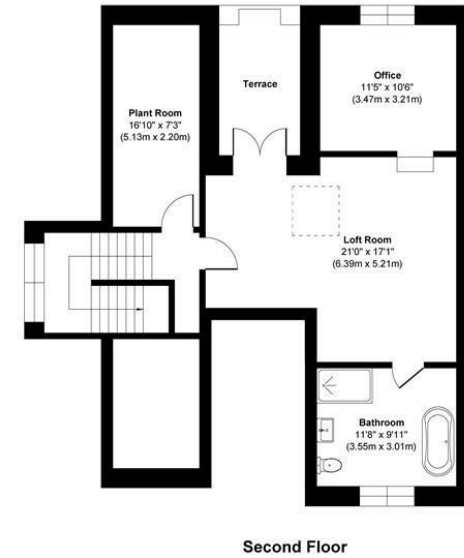
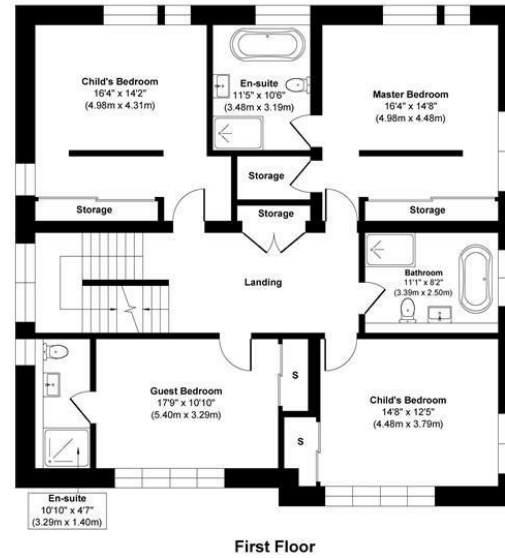
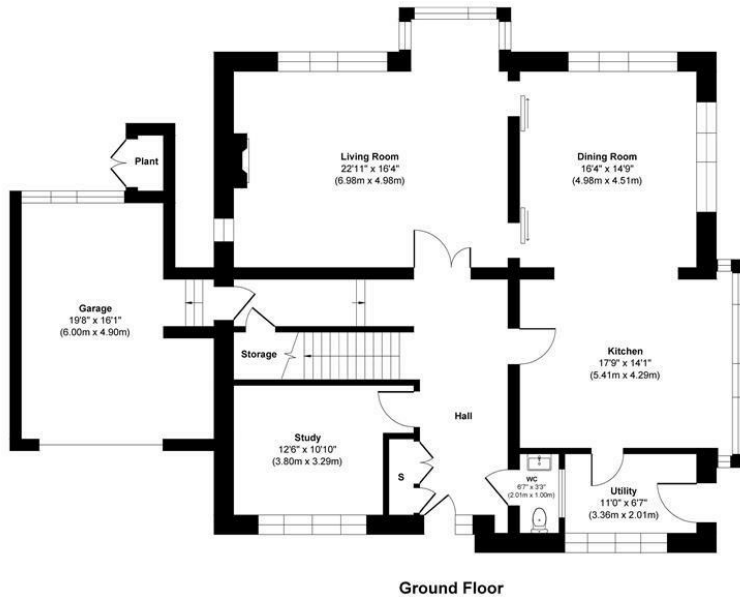
Branksome Park

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 by car. 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.



1 Westminster Road East BH13 6JF
Approximate Gross Internal Area
Main House = 3853 sq. ft - 357.94 sq. m.
Garage = 301 sq. ft - 28.01 sq. m.
Total = 4154 sq. ft - 385.96 sq. m.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	94
(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	

