



£2,895,000

Tyneham House, 2 Dalkeith Road, Poole, Dorset, BH13 6LQ



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A characterful and charming detached property situated on a SOUTH FACING corner plot in the heart of Branksome Park a short walk from BRANKSOME CHINE. The house extends to over 4700 sq.ft of spacious accommodation and sits on 0.6 of an acre.

- EXTENSIVE FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE, SOUTH FACING REAR GARDEN
- TRADITIONAL DESIGN WITH A MODERN TWIST
- ORIGINAL FEATURES
- QUIET, SOUGHT AFTER LOCATION
- IMPRESSIVE MASTER BEDROOM SUITE
- OVER 4700 SQFT OF ACCOMMODATION

Local Authority BCP Council, Tax Band H, Tenure: 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 substantial Edwardian home offering over 4,700 sq. ft. of beautifully balanced accommodation across three floors. Tyneham House is rich in original features, including ornate ceiling cornices, decorative plasterwork, sash-style windows,







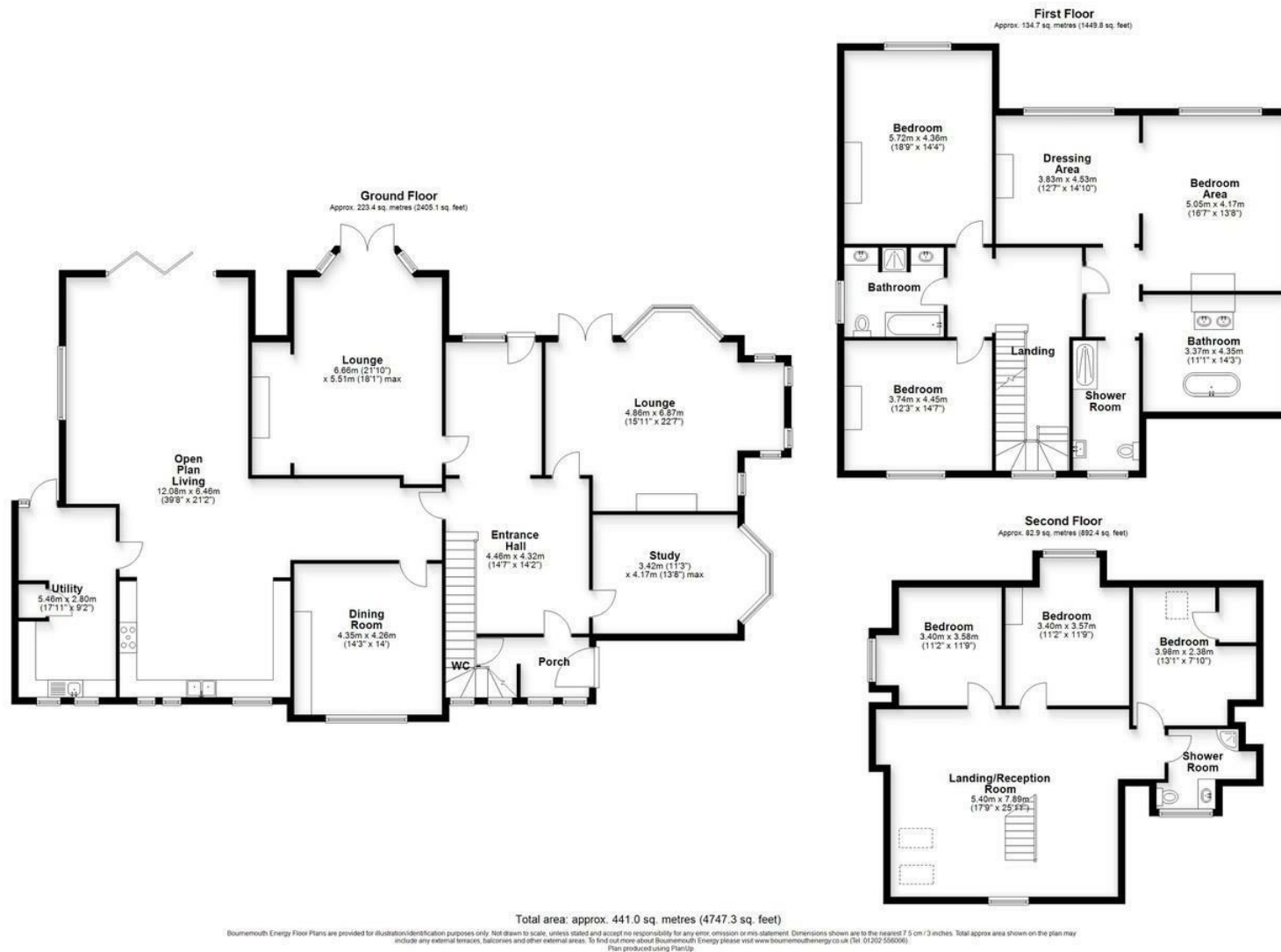
and original fireplaces, all contributing to its classic character and charm.

The ground floor is designed for both family living and entertaining. A grand entrance hall leads to a formal dining room, two elegant lounges, a study, and a large open-plan kitchen/living area with garden access. A utility room and guest WC complete the layout.

Upstairs, the first floor offers spacious bedrooms, including a principal suite with dressing area and en suite. A family bathroom serves the remaining rooms. The second floor provides three further bedrooms, a large landing/reception space, and an additional shower room – ideal for guests, teenagers, or home working.



Set on a generous plot with mature gardens, this impressive period home combines historic elegance with modern flexibility, all in a highly sought-after Poole location close to excellent schools, amenities, and the coast.



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		
(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

