



50a The Avenue, Branksome Park, Poole BH13 6LL
Guide Price £2,100,000 Freehold





An exceptionally presented five bedroom detached family home situated in the heart of Branksome Park. The property boasts well manicured gardens, a double garage and is set within a private and secluded plot.

- FIVE DOUBLE BEDROOMS
- SWIMMING POOL
- DOUBLE GARAGE
- PRIVATE AND SECLUDED PLOT
- EXCEPTIONALLY PRESENTED GARDENS
- SPACIOUS ACCOMMODATION ACROSS TWO FLOORS
- SET BEHIND ELECTRIC GATES
- CLOSE TO BRANKSOME CHINE BEACH

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

An exceptional five-bedroom, three-bathroom detached family home situated on one of Branksome Park's most prestigious roads. Set behind private electric gates on a generous and secluded plot, this beautifully presented residence offers spacious, versatile accommodation, a heated outdoor swimming pool, detached double garage, and is offered with no onward chain.

The first floor provides five generous double bedrooms, two of which feature contemporary en-suite bathrooms, along with a stylish family bathroom. On the ground floor, a 26ft dual-aspect living room offers an impressive space for family life and entertaining, complemented by a formal dining room and a bright conservatory overlooking the landscaped rear garden and pool area. The modern kitchen includes a breakfast area ideal for everyday dining, with a separate utility room providing additional practicality.

Externally, the home sits on a substantial, private plot with manicured gardens to the front and rear, ample off-road parking, and a detached double garage. The south-facing rear garden is designed for both relaxation and entertaining, featuring a heated swimming pool and generous patio space for outdoor dining.

Located just a short stroll from Branksome Beach and the popular Rockwater venue, this outstanding home enjoys a highly sought-after position combining peace, privacy, and easy access to local amenities, excellent schools, and transport links to both Bournemouth and Poole.

With an EPC rating of D and an internal floor area of approximately 2,759 sq ft (excluding the conservatory and garage), this property offers substantial space, superb presentation, and a rare opportunity to secure a family home in one of Poole's most desirable coastal settings.





Key Drummond

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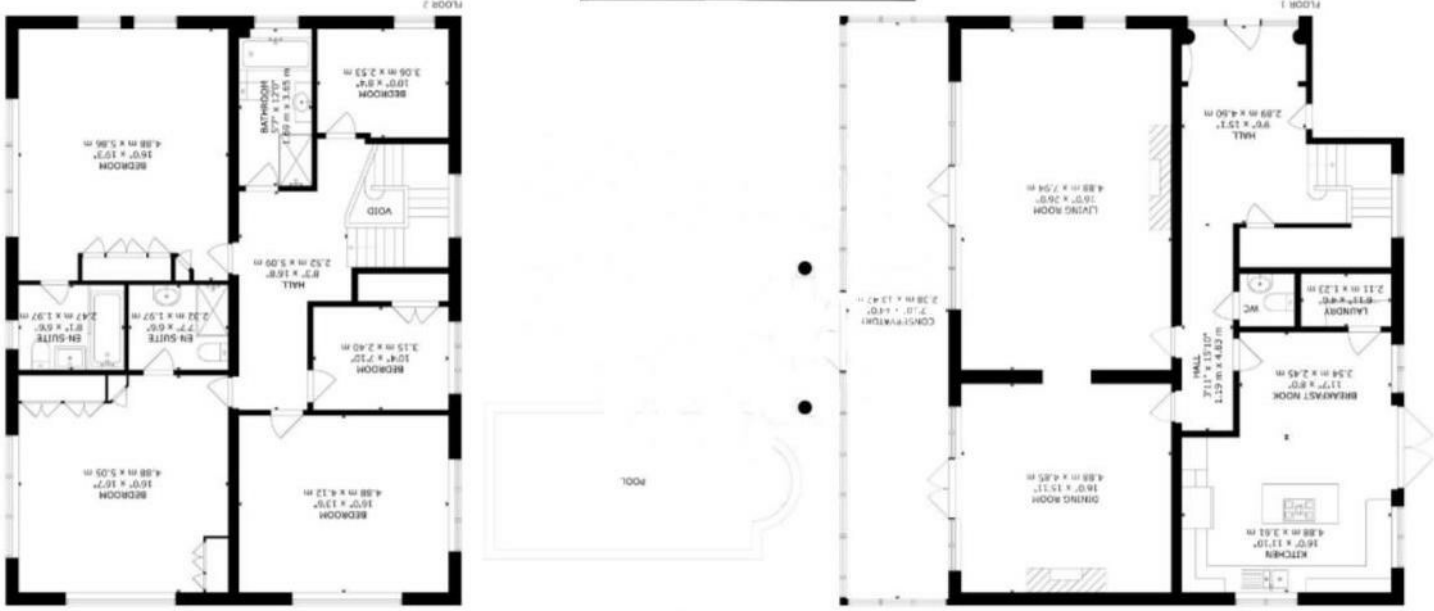
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All room dimensions given above are approximate measurements
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Energy Efficiency Rating	
EU Directive 2002/91/EC	Minimum
Energy efficient - lower running costs	80
100-101	A
80-100	B
60-80	C
40-60	D
20-40	E
1-20	F
1-20	G
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	Maximum

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Minimum
Very energy efficient - lower CO2 emissions	100-101
80-100	A
60-80	B
40-60	C
20-40	D
1-20	E
1-20	F
1-20	G
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	Maximum

THE AVENUE, POOLE



GROSS INTERNAL AREA
FLOOR 1: 1356 sq.ft, 126 m², FLOOR 2: 1403 sq.ft, 130 m²
EXCLUDED AREAS: CONSERVATORY: 343 sq.ft, 32 m²
TOTAL: 2759 sq.ft, 256 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXCLUDING GARAGE: 539sq.ft, 50m²

GARAGE
24'3" x 22'2"
7.39 m x 6.72 m