



26 Western Road, Branksome Park, POOLE BH13 7BP  
£2,350,000 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

This Branksome Park home sits in a great spot, backing directly onto the wooded area behind the property. A path through the trees follows the stream and leads straight down to Branksome Chine beach, which is about half a mile away. Only a handful of homes have this kind of direct access, so it's a rare find.

The house is around 2,500 sq ft, including a large integral garage. Upstairs there are four bedrooms and one bathroom. Downstairs you'll find a sitting room, a spacious kitchen/diner and an extra room that works well as a snug or study. There's also a small garden pavilion that can be used for a range of purposes.

The home is well kept, but the size of the plot means there's plenty of scope to extend or redesign it (subject to planning). The owners have previously had planning permission for both a modern-style home and a Georgian-style home, and details can be provided.

Overall, this is a great opportunity for someone who wants space, greenery and easy access to the beach.



# Floorplan

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## GROSS INTERNAL AREA

House:  
Ground Floor: 1,277 sq. ft / 119 m<sup>2</sup>  
First Floor: 930 sq. ft / 86 m<sup>2</sup>  
Garage: 307 sq. ft / 29 m<sup>2</sup>  
Total: 2,514 sq. ft / 234 m<sup>2</sup>

Overall Total: 2,514 sq. ft / 234 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



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All room dimensions given above are approximate measurements

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