



Cliveden Cottage

36A The Avenue, Branksome Park, Poole, Dorset, BH13 7PH



LUXURY &
PRESTIGE
Exclusive Properties

£1,249,500

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

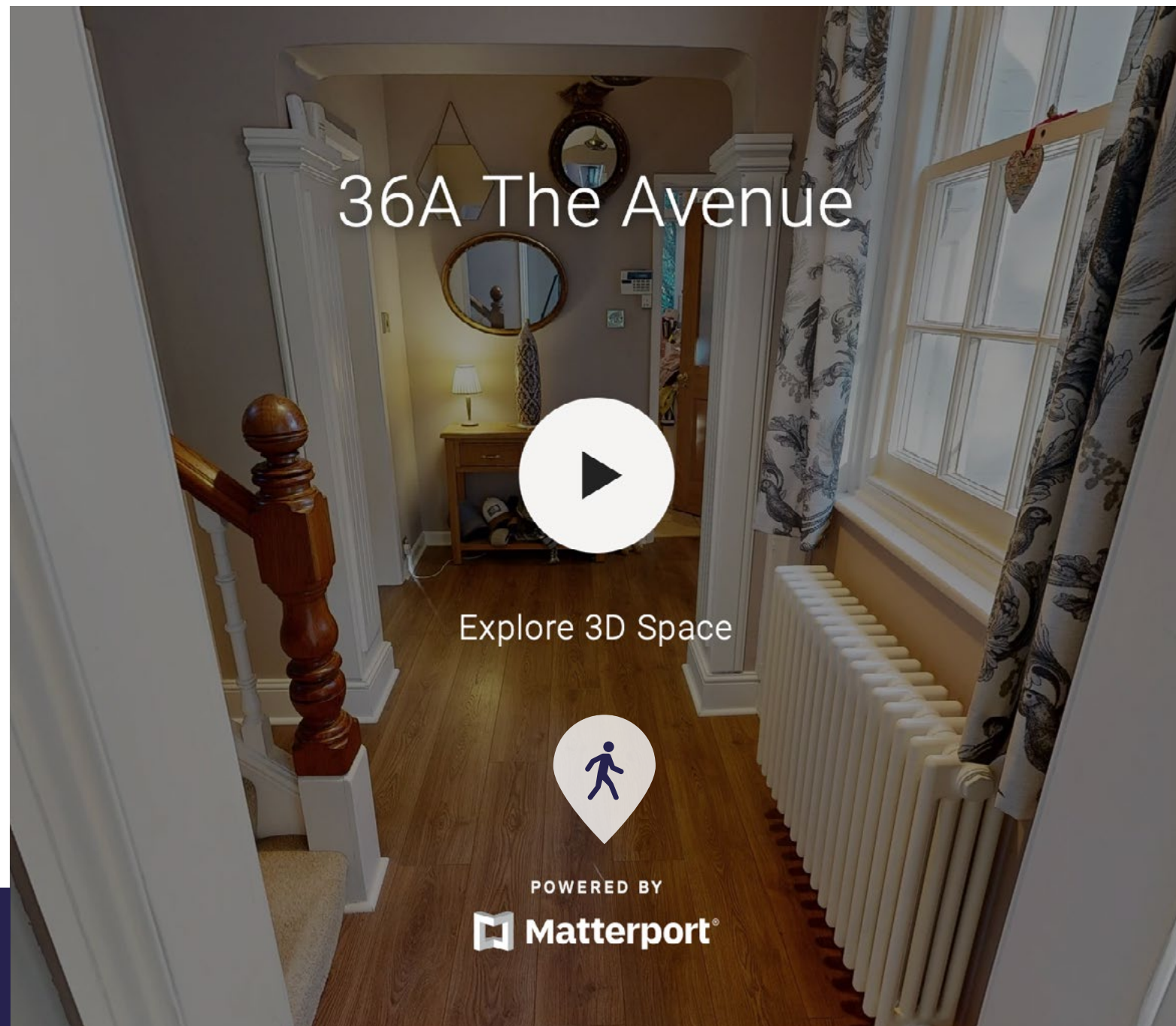
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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It offers privacy and seclusion within its gated grounds.



The kitchen breakfast room is light and bright.



There is a choice of stylish reception rooms.





It offers a perfect blend of contemporary and traditional.

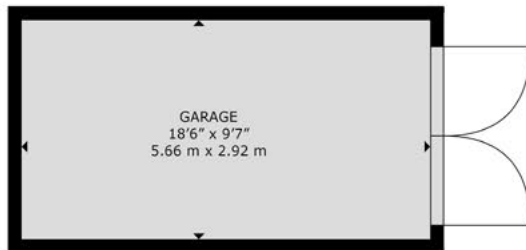
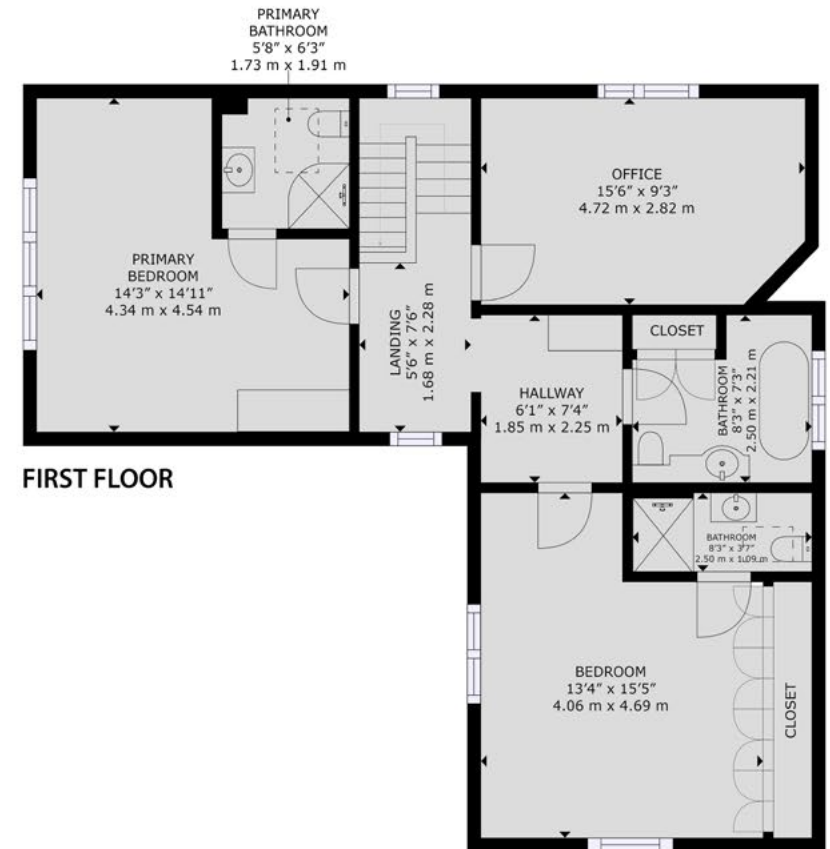
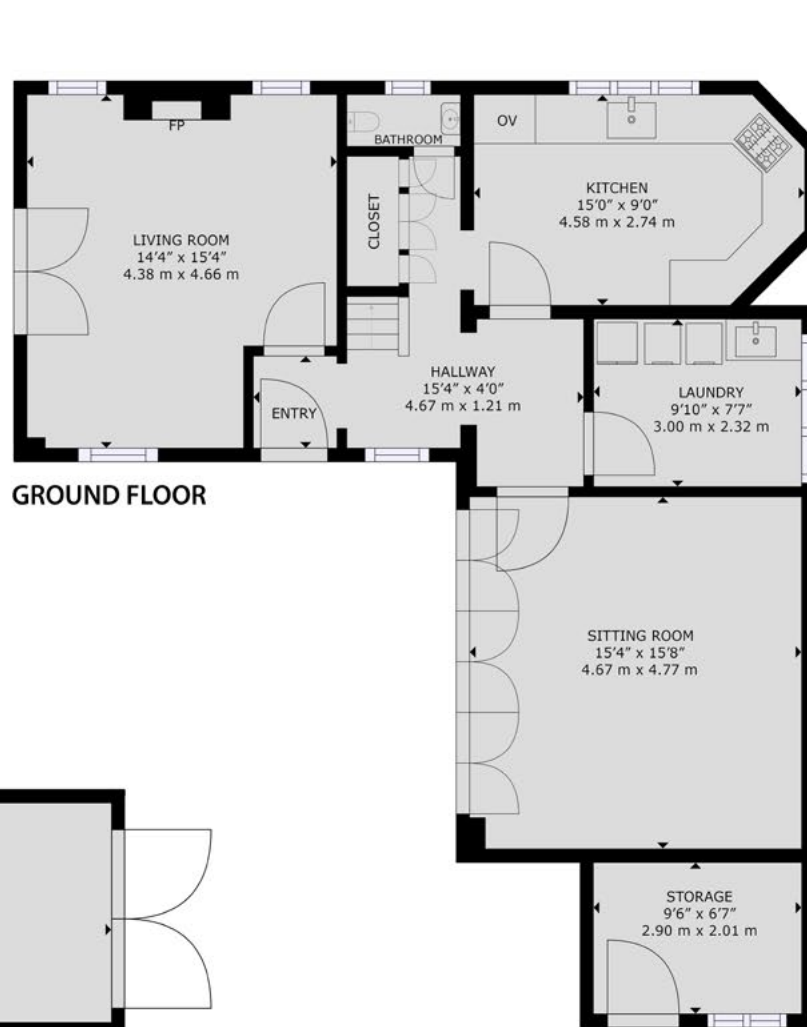


There are three bedrooms and three bathrooms.



It is tucked away on a beautiful plot with a large garden.

36A The Avenue, Branksome Park, Poole, BH13 6HE



GARAGE*
* not shown in actual location or orientation

GROSS INTERNAL AREA
 GROUND FLOOR: 878 sq. ft, 81 m², FIRST FLOOR: 779 sq. ft, 72 m²
TOTAL: 1,657 sq. ft, 153 m²
 EXCLUDED AREAS: GARAGE: 181 sq. ft, 16 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

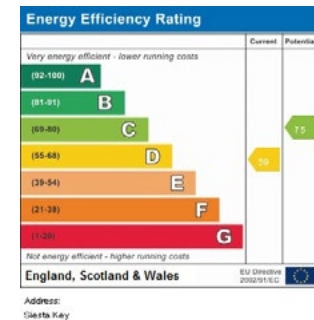
Clieveden Cottage is a rare survivor of a bygone era - a charming Victorian lodge dating from the time when The Avenue was known for its imposing mansions, built at huge expense for the rich and well-to-do of the day. It sits in its own grounds tucked behind Clieveden, an attractive development of apartments and courtyard townhouses and it enjoys a surprising degree of privacy as well as a generous garden.

The house extends to around 1,650 square feet plus a detached garage meaning the built form totals nearly 1,840 square feet. Planning permission was also granted in 2021 (reference APP/21/00806/F) to demolish the store and to construct an additional garage and studio, details of which are available upon request. The accommodation currently comprises three bedrooms, three bathrooms, a choice of two receptions as well as a kitchen breakfast room. The decor has been tastefully modernised by the current owners making this a great option for anyone seeking a forever home or an easy lock up and leave. It is situated with a private gated drive and is ideally located within a short walk of both Branksome Beach & Westbourne.

- Tucked away
- Super garden
- 10-15 min walk to the beach
- Former Victorian lodge house
- Three bedrooms, three bathrooms
- Choice of two generous receptions
- Generous parking
- Planning permission to extend
- Walking distance to Westbourne
- Rare to find

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|----------------------|--|
| Guide Price: | £1,249,500 |
| Tenure: | Freehold |
| Stamp Duty: | Main Home £66,200* Additional Home £103,685* (*based on guide price) |
| Lease Length: | N/A |
| Maintenance: | N/A |
| Council Tax: | Band F (2023/2024 £2,958.57) |

EPC:



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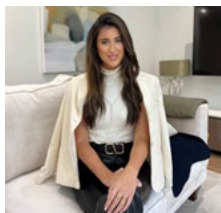
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Property Ref: 0835



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.