



Chine House

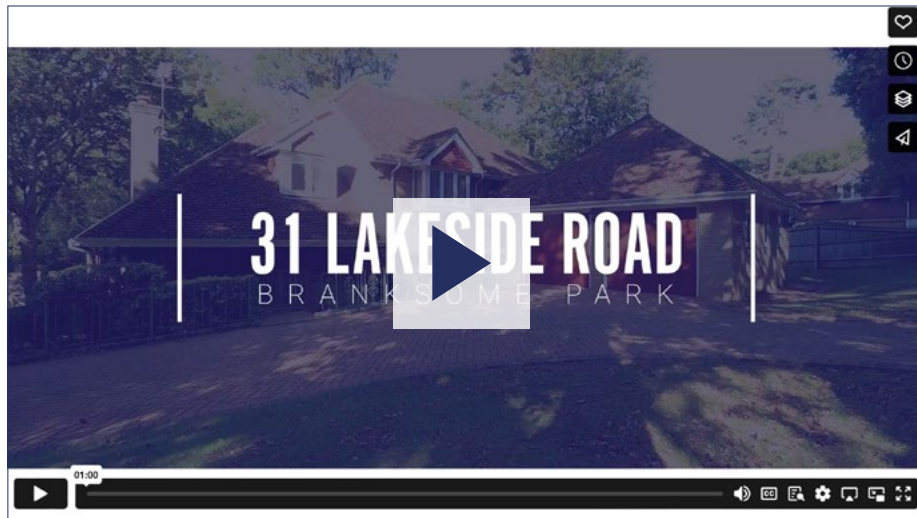
31 Lakeside Road, Branksome Park, Poole, Dorset, BH13 6LS



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Exclusive Properties

Can't wait to view in person?

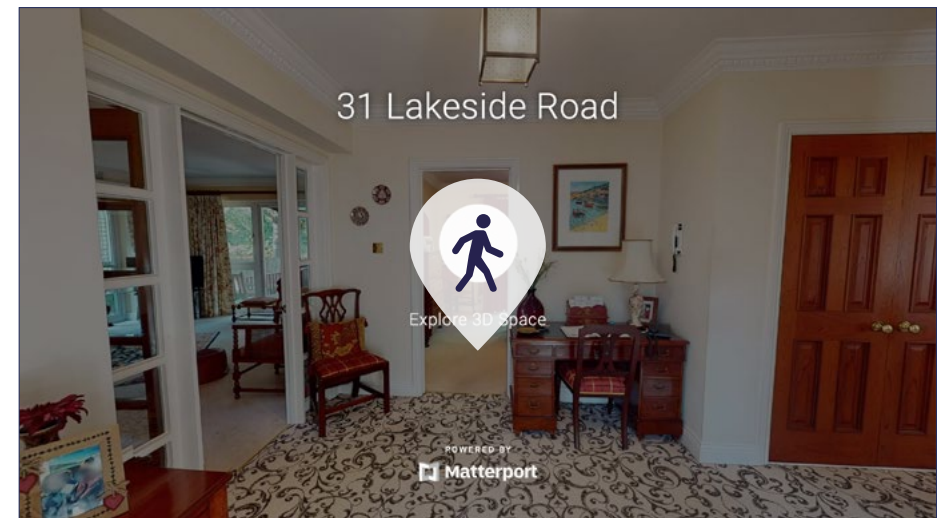
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above 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.

Matterport™



It sits in a beautiful sylvan setting with rolling lawns.



The room sizes are generous with lots of natural light.

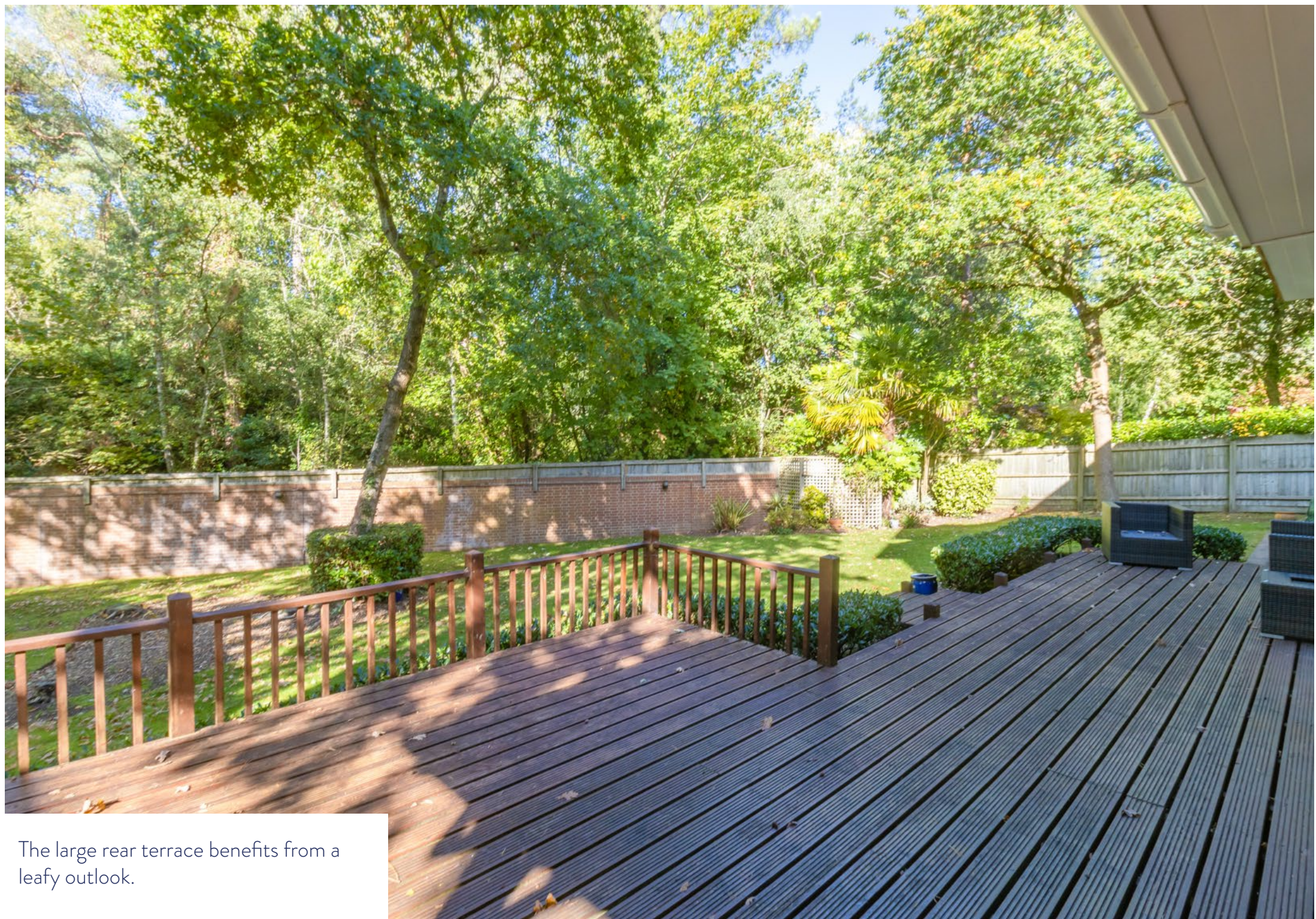


The split level layout is versatile and flexible.



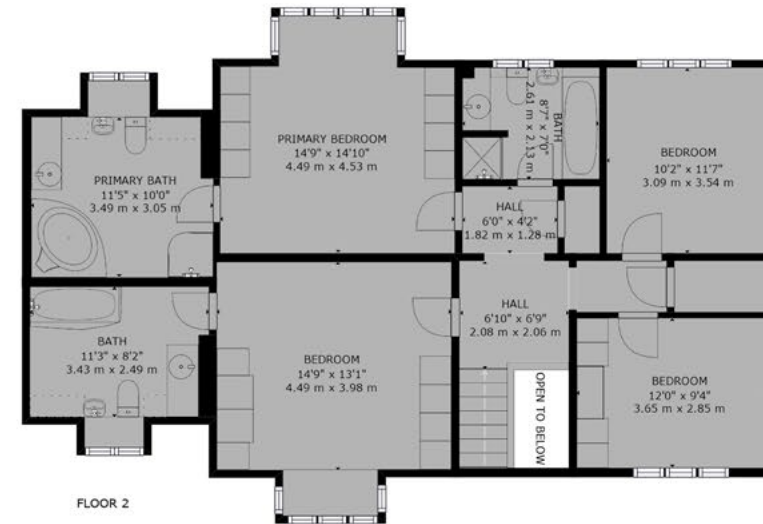
There are four bedrooms and three bathrooms.





The large rear terrace benefits from a leafy outlook.

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GROSS INTERNAL AREA
 FLOOR 1: 1274 sq. ft, 118 m², FLOOR 2: 1110 sq. ft, 103 m², GARAGE: 430 sq. ft, 40 m²
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 18 sq. ft, 2 m²
 TOTAL: 2814 sq. ft, 261 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Chine House is located in Lakeside Road in a very popular spot backing onto the Brankosme Park Woods through which there is a very pretty woodland walk of just over half a mile leading to Brankosme Chine.

The house is deceptively spacious with built form extending to just over 2,800 square feet. The accommodation includes four bedrooms, three bathrooms, three receptions including a kitchen / dining room, a study and a 6 metre double garage.

The outside space is especially good including a large decked terrace and a large rear garden with rolling lawns forming part of a sylvan setting. The driveway offers good guest and casual parking as well as being enclosed by remote control gates.

The house was built by one of the areas' longest established developers and the internal layout is highly unusual thanks to some split levels and half landings. It is in good decorative order but also offers excellent potential for anybody looking to make cosmetic upgrades and it comes to the market at an excellent price-point for this favoured location.

- Great location
- Around 0.6 miles from the beach
- Just over 2,800 square feet
- Four bedrooms
- Interesting split level layout
- Three receptions
- Home office
- 6m double garage
- Potential to modernise
- Large grounds

Details

Guide Price: £1,450,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

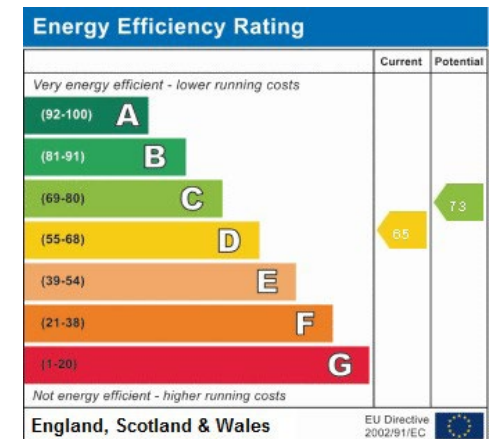
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £86,250**
Additional Home £129,750**
** based on guide price

Council Tax: Band H
2023/2024 £4,096.48pa

EPC:



Address:
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LUXURY & PRESTIGE

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- Property Ref:** 0717



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.