



## *Western House*

Western Avenue, Branksome Park, Poole, BH13 7AL

£4,495,000



EST. 1977

KEY DRUMMOND

ESTATE AGENTS







# Western House

Western Avenue, Branksome Park, Poole, BH13 7AL

**\*\*PRIME CHARACTER RESIDENCE\*\*** A SUBSTANTIAL FAMILY HOME situated in the heart of Branksome Park. The property sits on a **GENEROUS PLOT** with over 7,300 SQFT OF ACCOMODATION that includes a **STUNNING KITCHEN/FAMILY ROOM**, a **HEATED SWIMMING POOL** and a self contained ANNEX.

- BRIGHT AND SPACIOUS PLOT
- STUNNING OUTSIDE ENTERTAINING SPACE
- HEATED OUTDOOR POOL
- SIX DOUBLE BEDROOMS
- FINISHED TO A HIGH SPECIFICATION
- TRADITIONAL HOME WITH A MODERN TWIST
- TWO STOREY ANNEX
- SPACIOUS ACCOMMODATION
- CLIVE CHRISTIAN KITCHEN & BAR CABINETRY
- ALARM, CAMERAS & ELECTRIC GATES

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*











Western House, located in Branksome Park, stands out as one of the prominent residences in the area. The property boasts a spacious plot with a bright and sunny orientation. The unique architecture showcases three turrets, encompassing over 7,300 square feet of living space. The expansive layout features six generous bedrooms, six bathrooms, five reception rooms, and an integrated garage. The kitchen, living, dining area is a particular feature of this home fit with a Clive Christian kitchen, complete with Miele and Fisher & Paykel appliances.

The house is perfect for entertaining, with semi-open sitting areas leading to a stylish and moody, fully equipped bar. Additionally, a two-storey guest wing with a gallery ceiling adds to the property's allure. The interior design, curated by the current owners, exudes sophistication throughout. Highlights include a luxurious principal bedroom suite and a striking kitchen-family room that opens onto a private sun terrace. The landscaped garden offers an outdoor swimming pool, a terrace, a summer house and an outside kitchen. This property also benefits from a full alarm system, external cameras and electric gates.



Western House, 15a Western Avenue, Branksome Park, BH13 7AL

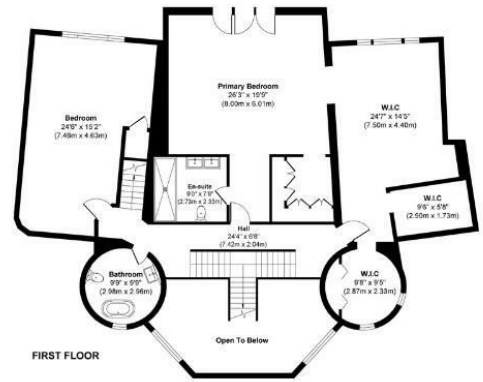
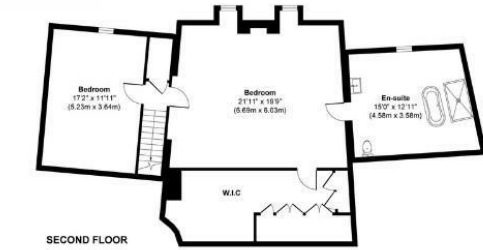
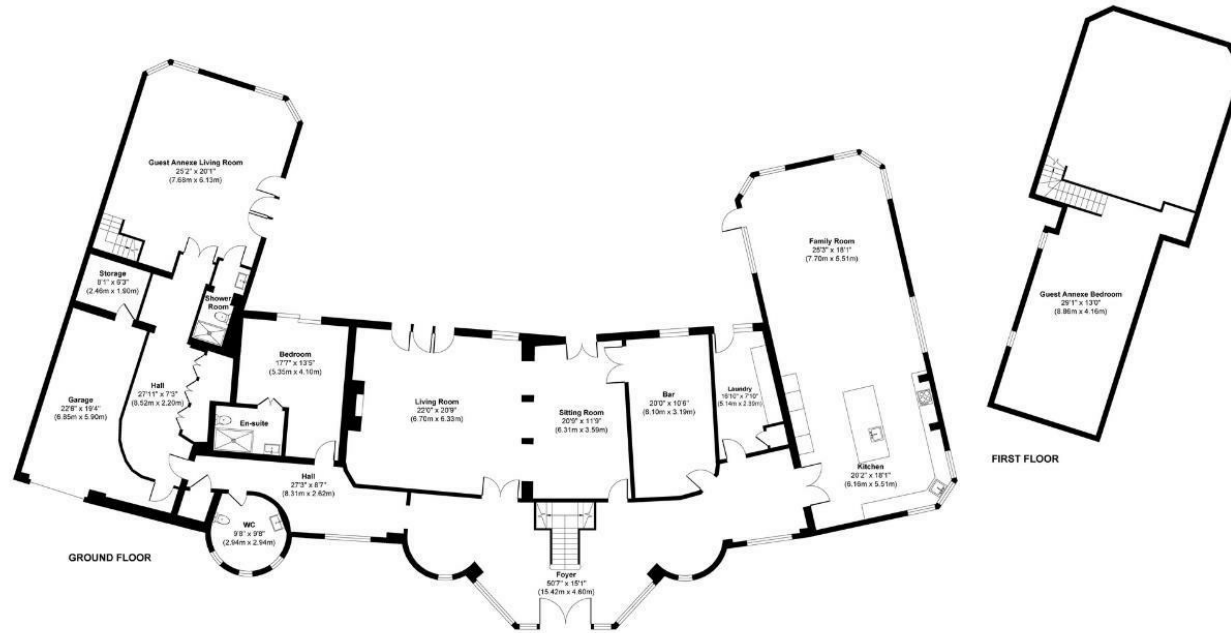
Approximate Gross Internal Area

House = 6434 SQFT - 597 SQM

Garage = 266 SQFT - 25 SQM

Excluded Area (Head Height Below 1.5m) = 664 SQFT - 62 SQM

TOTAL: 7364 SQFT - 684 SQM



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 firm's 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		76
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



