

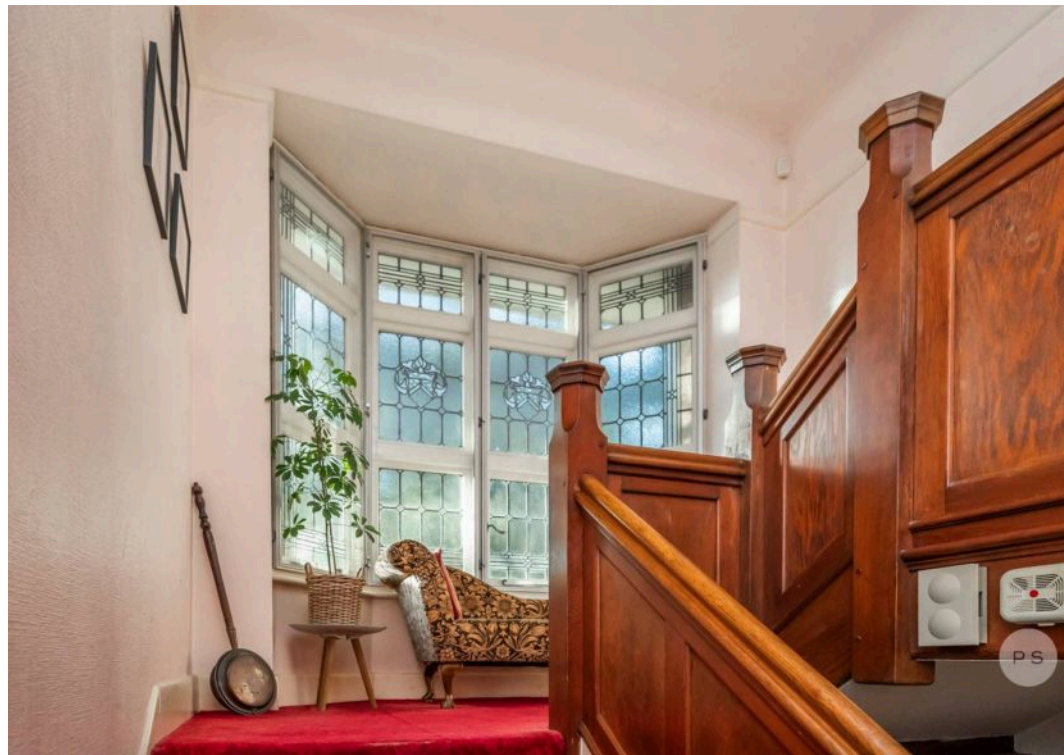


PS

Chineways, 22 Western Road, Branksome Park - BH13 7BP

£1,699,000

PS



Chineways

Branksome Park, Poole

This rare find in the heart of Branksome Park is this charming, 4 bedroom, character home benefitting from a unique position with gated access to the Branksome Chine footpath leading directly to the beach, as well as being directly opposite Martello Woods, providing a tranquil setting.

Within half a mile is the village of Canford Cliffs with its parade of essential shops, bars and restaurants. Westbourne is also nearby, with a wider range of restaurants, lively pubs, boutique shops and the ever-popular M&S Food Hall. Just a short walk away is Branksome Chine beach forming part of the 7 miles of award-winning blue-flag beaches, for which this area is known. Built in 1928, this cherished property has a rich history, having been owned by only two families since its construction, the current family for over 60 years, which stands as a testament to enduring quality and pride of ownership.

- Character Family Home
- Level plot with direct access to the Chine
- No forward chain
- 4 Double bedrooms
- 3 Receptions plus a garden room
- Newly fitted kitchen
- Potential to extend and personalise subject to planning permission
- Walking distance to the beach



The central reception hall sets the tone for the home's elegance, featuring wood-panelled stairs leading to a galleried landing with a stunning leaded window. Exposed wood flooring enhances the timeless charm and warmth of the space, creating a welcoming ambiance. The dining room and lounge are graced with elegant, curved bay windows, filling the spaces with natural light. The lounge features a striking stone fireplace with a multi-fuel burner and unique porthole windows that add a distinctive character to the room. Complementing the main living spaces are two additional smaller reception rooms. The recently fitted Shaker-style kitchen/breakfast room is designed with both functionality and style in mind. A large window and door provides views and access to the garden. There are four generously sized bedrooms, the two larger rooms feature elegant bay windows and fitted wardrobes, plus an ensuite to the main bedroom and a separate spacious family bathroom.

GARDEN & GROUNDS:

Set on a generous approx. 1 acre plot, perfectly positioned for privacy and tranquillity. The large, paved terrace offers an ideal space for outdoor entertaining, with a few steps leading to the remainder of a lawned garden, bordered by mature trees and bushes. Additional features include a log cabin summerhouse with power and light, decked area and raised vegetable beds. A double garage and ample off-road parking completes the practicality of this charming outdoor space.

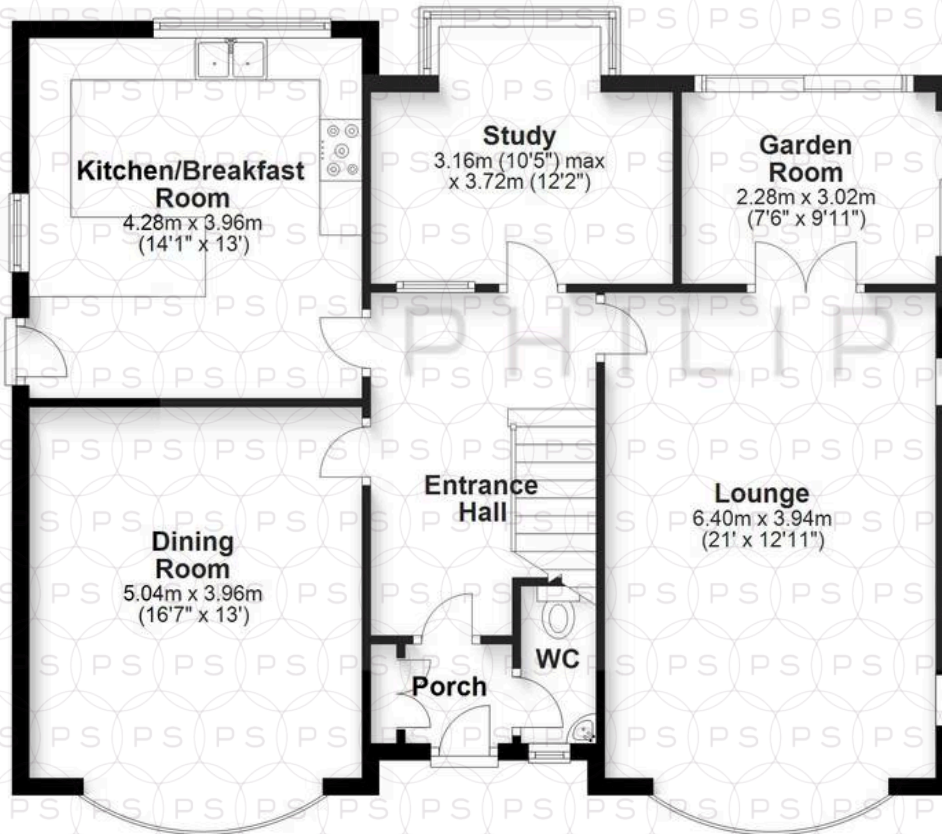
LOCATION:

For those who love the great outdoors, there is an opportunity to enjoy a scenic 1.8 mile walk to Sandbanks, the stunning peninsula famous for its golden sands and spectacular views. Sandbanks is also home to a lively marina, ideal for setting sail or enjoying a wide range of water sports. Also nearby are the train stations at Branksome, Parkstone and Bournemouth giving direct access to London Waterloo and slightly further afield is Bournemouth Airport offering both national and international flights.



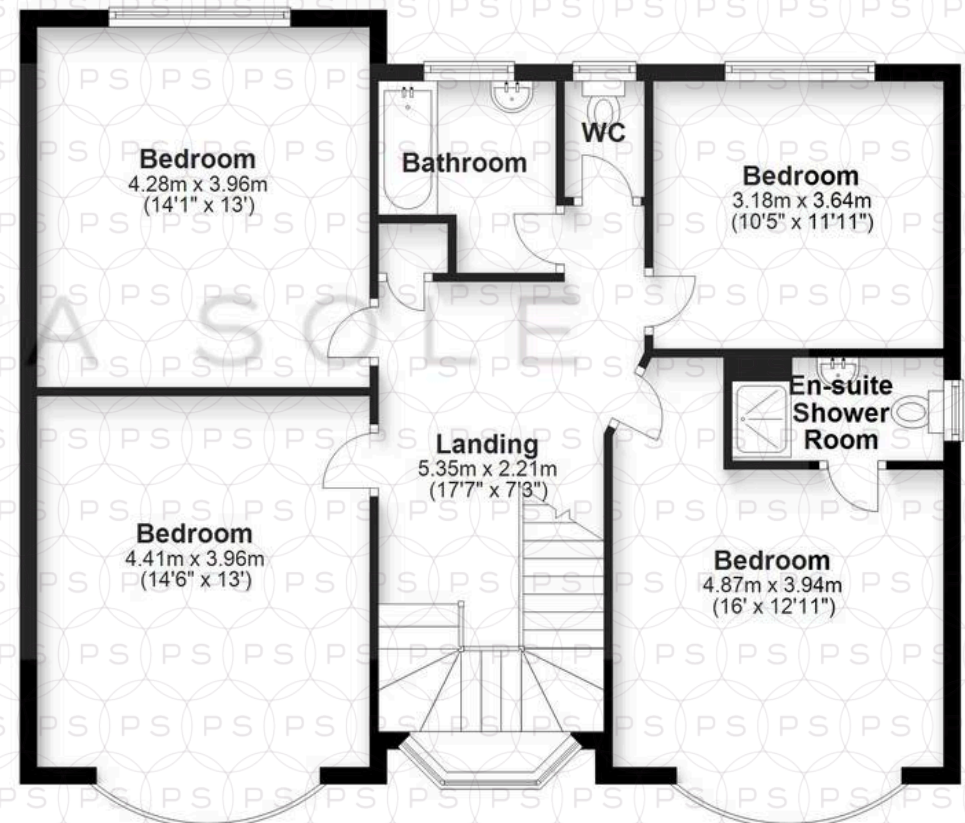
Ground Floor

Approx. 91.2 sq. metres (981.8 sq. feet)



First Floor

Approx. 90.8 sq. metres (977.0 sq. feet)



Total area: approx. 182.0 sq. metres (1958.8 sq. feet)



Philippa Sole

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