



23 Western Road, Poole

Poole

Guide Price £1,150,000





Spring Lodge

23 Western Road, Branksome Park BH13

Spring Lodge currently offers a versatile layout with three reception rooms arranged around a central kitchen on the ground floor, guest wc, four double bedrooms and two bathrooms on the first floor.

The oldest part of the property dates back to the 1800s and throughout there are beautiful fireplaces, exposed beams and other original features that add a wonderful sense of history and character.

Outside the extensive grounds wrap around the home with attractive planting, a pond, various lawns and patio areas and a magical woodland as well as a large driveway area in front of the garaging. There are substantial outbuildings including a double garage, single garage with mezzanine workshop and pretty summer house in the grounds.

Spring Lodge offers an exciting opportunity to further improve on the already truly captivating home and create something exceptional (STPP). With the added potential to create access via one of the country's most prestigious addresses, Mornish Road.

An outstanding opportunity that must be viewed to be fully appreciated.

Council Tax band: G £4,054.25

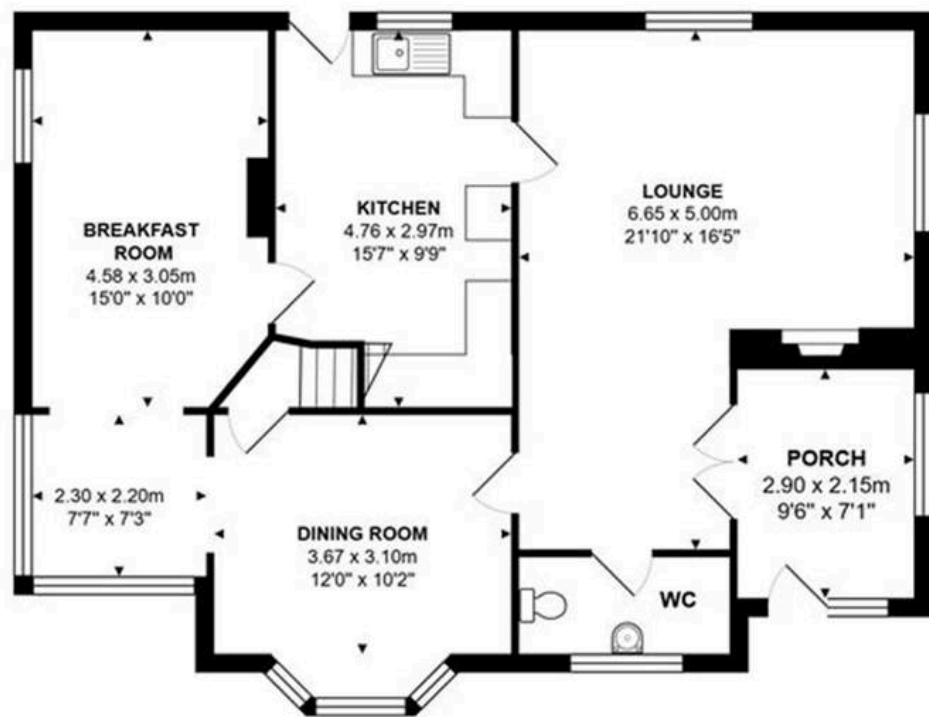
Tenure: Freehold

EPC Energy Efficiency Rating: E

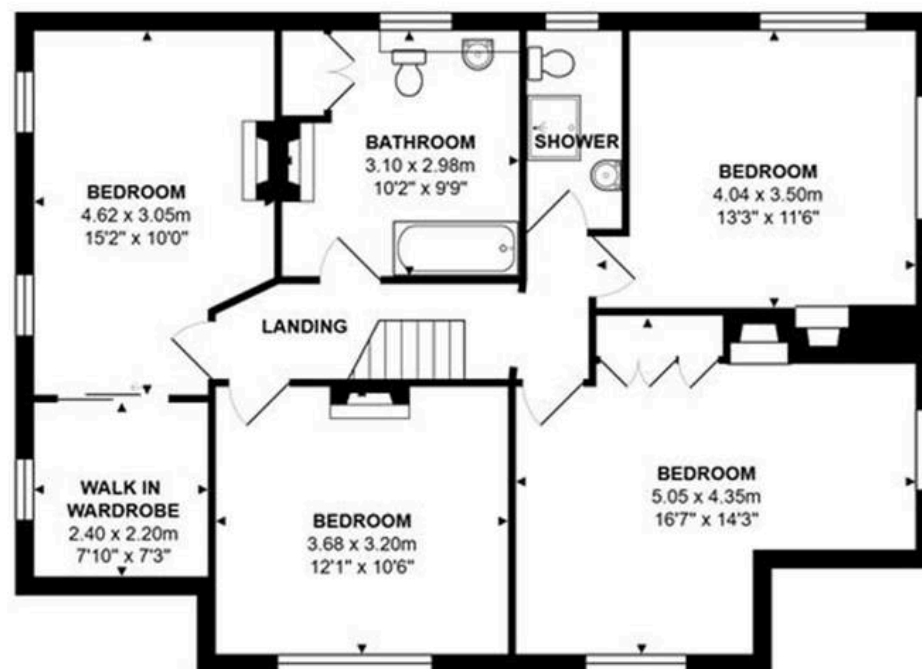
EPC Environmental Impact Rating: E







GROUND FLOOR



FIRST FLOOR

Total Area: 170.5 m² ... 1836 ft²

All measurements are approximate and for display purposes only





Lloyds

Lloyds, 32 Haven Road, Poole – BH13 7LP

01202708044 • enquiries@lloydsofcanfordcliffs.com • www.lloydsofcanfordcliffs.com