Offers In Excess Of £1,800,000

50a The Avenue, Branksome Park, Poole, BH13 6LL

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The Avenue, Branksome Park, Poole, BH13 6LL

An exceptionally presented five bedroom detached family home situated in the heart of Branksome Park. The property boasts well manicured gardens, a double garage and is set within a private and secluded plot.

- FIVE DOUBLE BEDROOMS
- EXCEPTIONALLY PRESENTED GARDENS
- SWIMMING POOL
- SPACIOUS ACCOMMODATION ACROSS TWO FLOORS
- DOUBLE GARAGE
- SET BEHIND ELECTRIC GATES
- PRIVATE AND SECLUDED PLOT
- CLOSE TO BRANKSOME CHINE BEACH

Local Authority , Tax Band , Tenure: **Freehold**

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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

An exceptional five-bedroom, three-bathroom detached family home situated on one of Branksome Park’s most prestigious roads. Set behind private electric gates on a generous and secluded plot, this beautifully presented residence offers spacious, versatile accommodation, a heated outdoor swimming pool, detached double garage, and is offered with no onward chain.

The first floor provides five generous double bedrooms, two of which

feature contemporary en-suite bathrooms, along with a stylish family bathroom. On the ground floor, a 26ft dual-aspect living room offers an impressive space for family life and entertaining, complemented by a formal dining room and a bright conservatory overlooking the landscaped rear garden and pool area. The modern kitchen includes a breakfast area ideal for everyday dining, with a separate utility room providing additional practicality.

Externally, the home sits on a substantial, private plot with manicured gardens to the front and rear, ample off-road parking, and a detached double garage. The south-facing rear garden is designed for both relaxation and entertaining, featuring a heated swimming pool and generous patio space for outdoor dining.

Located just a short stroll from Branksome Beach and the popular Rockwater venue, this outstanding home enjoys a highly sought-after position combining peace, privacy, and easy access to local amenities, excellent schools, and transport links to both Bournemouth and Poole.

With an EPC rating of D and an internal floor area of approximately 2,759 sq ft (excluding the conservatory and garage), this property offers substantial space, superb presentation, and a rare opportunity to secure a family home in one of Poole’s most desirable coastal settings.

THE AVENUE, POOLE

GROSS INTERNAL AREA
FLOOR 1: 1356 sq.ft, 126 m², FLOOR 2: 1403 sq.ft, 130 m²
EXCLUDED AREAS: CONSERVATORY: 343 sq.ft, 32 m²
TOTAL: 2759 sq.ft, 256 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
EXCLUDING GARAGE: 539sq.ft, 50m²

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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