



WESTERN ROAD,
BRANKSOME PARK











DETAILS

A beautifully presented three-bedroom semi-detached coach house, offering contemporary open-plan living, a private south-facing garden and an exceptional position in the heart of Branksome Park.

Refurbished in recent years, this unique coach house has been finished to a high standard throughout, creating a stylish home that is equally suited to family living, entertaining or as a coastal retreat. The accommodation is well balanced, with a spacious entrance hall, ground floor cloakroom, sitting room and an impressive open-plan kitchen, dining and family room. Bi-fold doors open directly onto the south-facing rear garden, providing an excellent connection between the indoor and outdoor living spaces.

The first floor comprises three generous double bedrooms, served by a contemporary family bathroom. Outside, the secluded rear garden has been thoughtfully landscaped with artificial lawn and Indian sandstone paving for low-maintenance enjoyment, while the private driveway provides off-road parking for two vehicles.

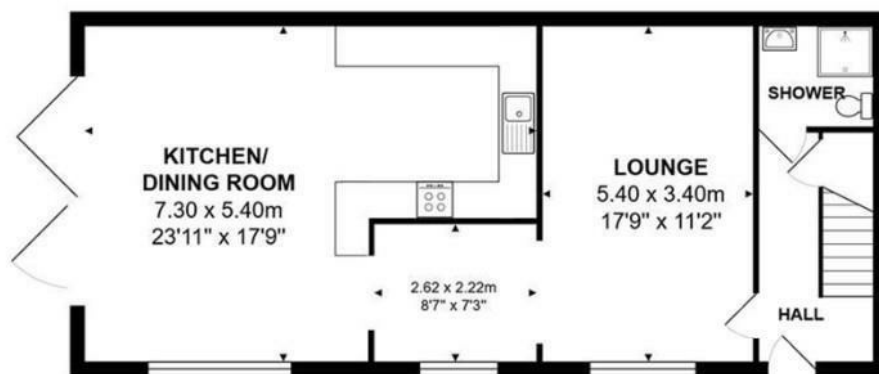
Branksome Park is one of the area's most desirable residential locations, ideally positioned between the vibrant villages of Canford Cliffs and Westbourne. Both offer an excellent range of independent cafés, restaurants and everyday amenities, while the award-winning beaches at Branksome Chine are within easy walking distance. Branksome railway station is also close by, providing direct services to London Waterloo, making the property well placed for both permanent residence and weekend escapes.

AT A GLANCE

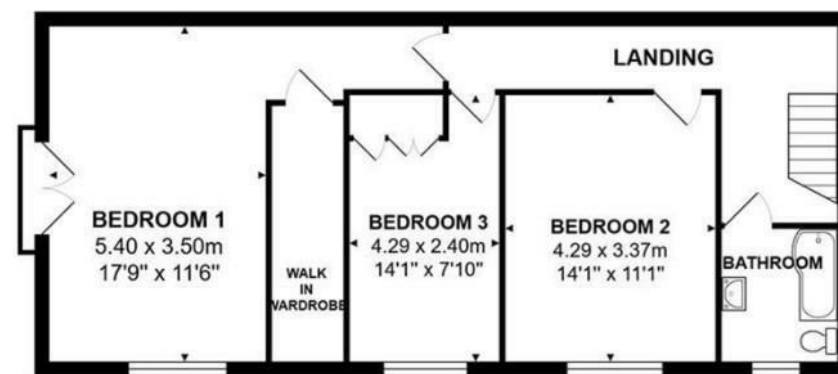
Guide price:	£650,000
Tenure:	Freehold
Stamp Duty:	£22,500 (main home)
Local Authority:	BCP Council
Council Tax:	£3,466 pa Band F

KEY FEATURES

- Offered with no onward chain
- Unique three-bedroom semi-detached coach house
- Beautifully refurbished and presented throughout
- Spacious open-plan kitchen, dining and family room
- Bi-fold doors opening onto the south-facing rear garden
- Three double bedrooms and ground floor cloakroom
- Driveway providing off-road parking for two vehicles
- Walking distance to Canford Cliffs, Westbourne, Branksome Beach and excellent transport links



GROUND FLOOR



FIRST FLOOR

Total Area: 137.3 m² ... 1478 ft²

All measurements are approximate and for display purposes only

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