



£1,495,000

2 Brackenhill, Branksome Park, Poole, BH13 6LT



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A spacious and well-balanced four-bedroom home extending to approximately 2,428 sq ft, offering generous living accommodation, a large garage and a practical layout ideally suited to both family living and downsizing.

- RARELY AVAILABLE
- QUIET CUL DE SAC
- NO FORWARD CHAIN
- DOUBLE GARAGE
- FOUR BEDROOMS
- SPACIOUS ACCOMODATION

Local Authority BCP, Tax Band G, 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

This well-proportioned home offers over 2,400 sq ft of internal accommodation, arranged across a practical and easy-to-live-in layout.

The main living space is centred around a generous 24ft lounge, providing a comfortable setting for both everyday living and entertaining. A separate dining room sits alongside, creating







clearly defined reception areas that will appeal to buyers seeking a more traditional layout. The kitchen is well-sized and functional, complemented by a separate utility room and additional storage, making it well suited to day-to-day family use.

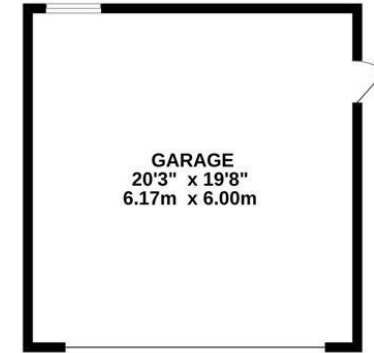
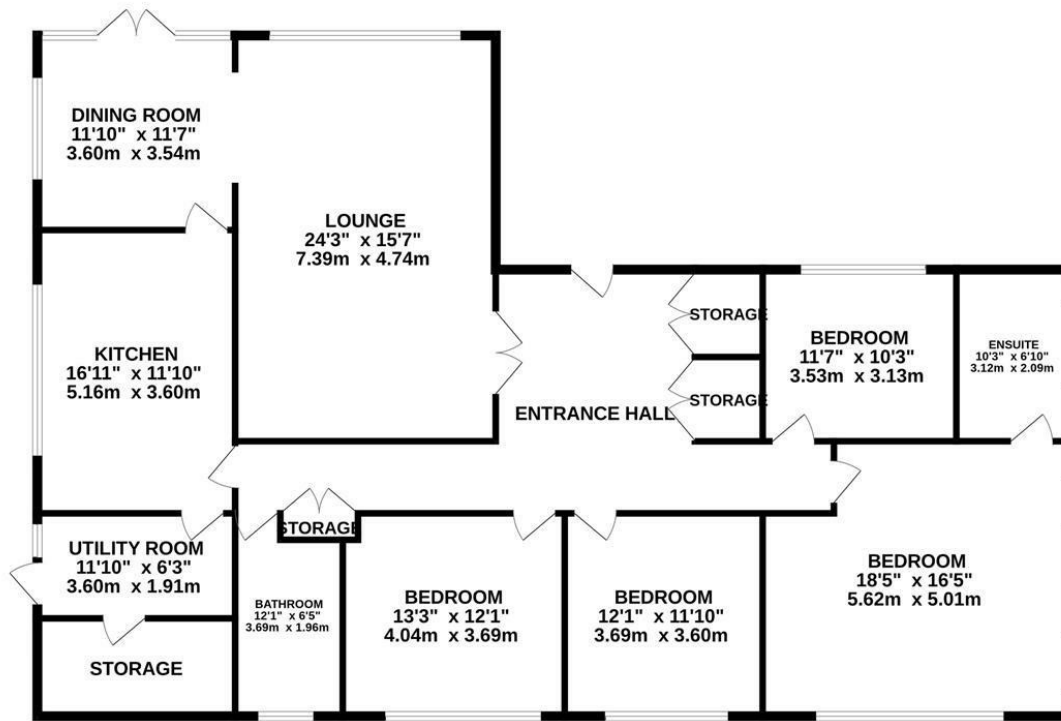
The bedroom accommodation is well balanced, comprising four bedrooms in total. The principal bedroom benefits from an en-suite, while the remaining bedrooms are served by a family bathroom. All rooms are well-proportioned, offering flexibility for families, guests or those working from home. Further benefits include a substantial garage measuring over 20ft, along with multiple storage areas throughout the property, enhancing its overall practicality.

Overall, the property presents as a spacious and versatile home, offering a strong combination of size, functionality and potential for a buyer to personalise over time.



GROUND FLOOR
2030 sq.ft. (188.6 sq.m.) approx.

GARAGE
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 2428 sq.ft. (225.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

