



*Price Guide £1,650,000*

Seafern House, 14 Burton Road, Branksome Park, Poole, BH13 6DU



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## Burton Road, Branksome Park, Poole, BH13 6DU

A rare opportunity to acquire a beautifully restored Victorian Coach House set within approximately 0.7 acres of private, landscaped grounds in the heart of prestigious Branksome Park. Accessed via electric gates and a sweeping carriage driveway, this charming residence offers three double bedroom suites, elegant reception rooms, extensive five-car garaging and stunning south-westerly facing gardens. Combining period character with modern comforts and exciting future potential, the property also benefits from a planning application for a substantial 1,100 sq ft extension, Seafern House offers a unique blend of privacy, space and lifestyle.

- SET ON 0.7 ACRES OF WELL LANDSCAPED GROUNDS
- FIVE CAR GARAGE
- THREE DOUBLE BEDROOMS WITH EN-SUITES
- ACCOMODATION AND GARAGING EXTENDING TO APPROX 3745 SQFT
- PRIVATE AND AND SUNNY WEST FACING PLOT
- EXPANSIVE CARRIAGE DRIVEWAY WITH ELECTRIC GATES
- NO FORWARD CHAIN
- PLANNING PERMISSION APPLIED FOR 1100 SQFT EXTENSION
- ELEGANT LOUNGE WITH MEDIA WALL AND DISCREET CINEMA SET UP
- WALKING DISTANCE TO WESTBOURNE AND BRANKSOME BEACH

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*

A rare opportunity to acquire a beautifully restored Victorian residence, originally built in 1881 as a Coach House, occupying private grounds of approximately 0.7 acres.

Accessed via a sweeping carriage driveway behind electric gates, the property sits well back from the road and is surrounded by mature trees, providing a wonderful sense of privacy and seclusion. Rich in character and period charm, the accommodation offers a welcoming blend of original features and comfortable modern living. The ground floor comprises a vestibule with underfloor heating, an impressive entrance hall with parquet flooring and a log-burning stove, a spacious sitting room with an open fireplace, a double bedroom with ensuite wet room, a cosy snug, kitchen/dining room, conservatory, utility room and cloakroom. Upstairs,







there are two generous double bedrooms, each benefiting from its own en-suite bathroom, while one also enjoys the added luxury of a walk-in wardrobe.

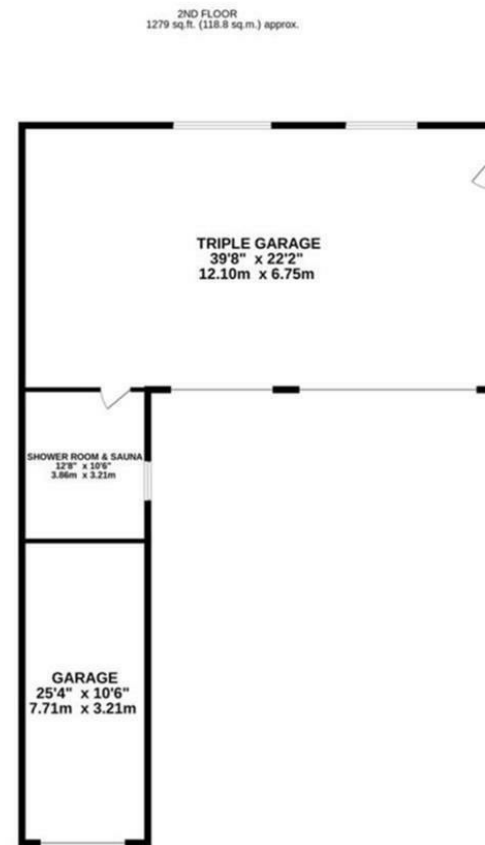
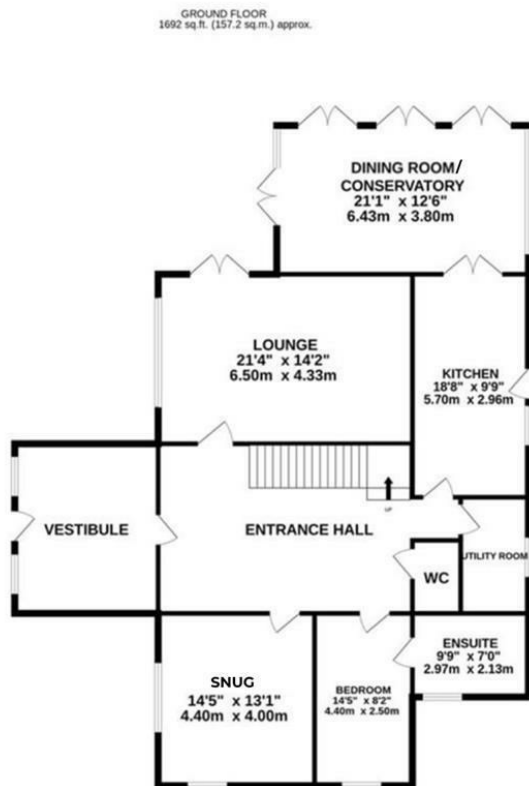
The current owners have a planning application under consideration (app no P/26/02560/HOU) for a substantial single-storey extension of approximately 1,100 sq ft. which would create a luxury master suite with dressing room and en-suite alongside an exceptional open-plan kitchen, dining and family space with full-width sliding doors opening onto the garden.

Outside, the extensive garage complex provides outstanding versatility, comprising a tandem double garage and a separate triple garage with tiled flooring, a shower room and sauna. Whether used for vehicle storage, boating equipment, a home gym, workshop or future redevelopment (subject to planning), this space offers enormous potential.

The gardens are undoubtedly one of the property's most impressive features. Enjoying a south-westerly aspect, the grounds are beautifully maintained, level and wonderfully private. A charming Victorian folly and original garden wall provide a unique focal point, creating a peaceful setting in which to relax and enjoy the surroundings.

Combining period character, exceptional privacy and exciting future potential, this is a truly special home in a remarkable setting.





TOTAL FLOOR AREA : 3745 sq.ft. (347.9 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			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

