



WESTERN ROAD,
BRANKSOME PARK











DETAILS

Spring Lodge is an incredibly unique opportunity situated on the highly desirable Western Road, originally built circa 1890. Perfectly positioned only moments away from Branksome Chine which provides a scenic wooded walk down to the pristine beach of Branksome. The property sits on a very generous plot which extends to approximately 0.7 acres and offers exciting development potential (STPP). Opportunities of this magnitude rarely become available so viewings are highly recommended to fully appreciate this rare offering.

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.

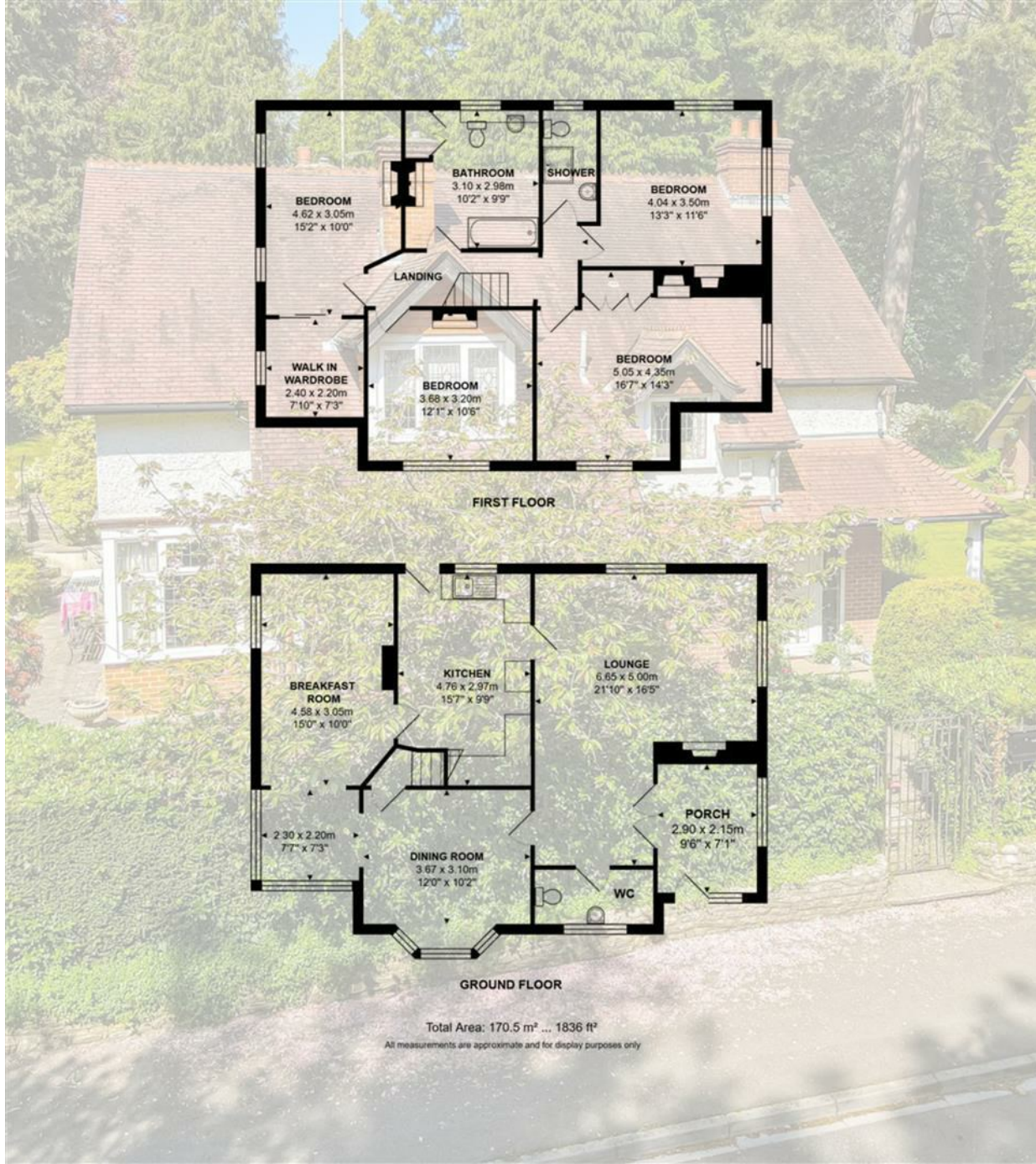
An outstanding opportunity that must be viewed to be fully appreciated.

AT A GLANCE

Asking price:	£1,150,000
Tenure:	Freehold
Stamp Duty:	£58,750 (Main Home)
Local Authority:	BCP Council
Council Tax:	BCP £4,871.16 Band G

KEY FEATURES

- 0.7 acre plot
- Charming character features throughout
- Extremely sought after location in Branksome Park
- Spacious accommodation with scope to extend (STPP)
- Secluded plot with lawns, magical woodland garden and large driveway
- Prestigious location, only 1200m walk down the Chine to Branksome Beach
- Outbuildings include double garage, single garage with workshop and summer house
- No forward chain



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