



*Price Guide £2,350,000*

11 Ettrick Road, Branksome Park, Poole, BH13 6LG



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## Ettrick Road, Branksome Park, Poole, BH13 6LG

A stunning and unique bungalow situated just a short distance from the Blue Flag Beaches of Branksome Chine. This exceptional property has been recently renovated by the current owners in recent years to a wonderful standard and boasts nearly 3000 sq.ft of accommodation.

- CONTEMPORARY THREE/FOUR BEDROOM HOME
- BEAUTIFULLY LANDSCAPED GARDENS WITH OUT BUILDINGS
- IMMACULATELY PRESENTED THROUGHOUT
- PRIVATE CORNER PLOT
- DOUBLE GARAGE & LARGE GATED DRIVEWAY
- SHORT WALK TO BRANKSOME CHINE BEACH
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN SUITE

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



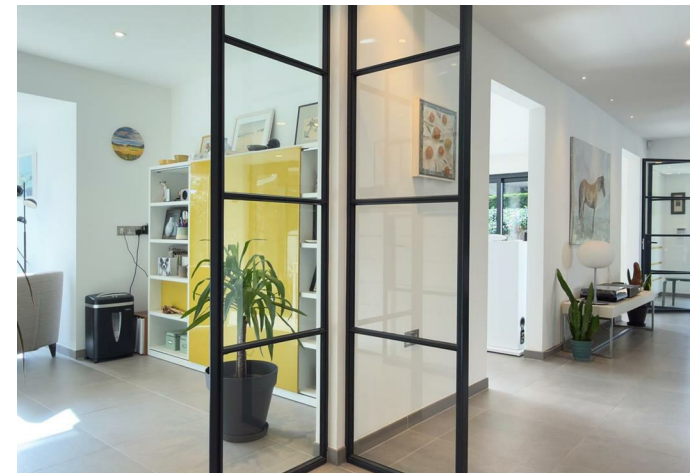
## *Branksome Park*

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 1 mile 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*

Positioned within the prestigious Branksome Park on a secluded corner plot and in a quiet well sought after road, this beautifully modernised and contemporary single-storey home has been reimagined by its current owners to create a modern, luxurious home with bright open plan living and seamless indoor-outdoor flow, high ceilings and underfloor heating. At its centre is a sleek open-plan designer kitchen, complete with a substantial island,







integrated appliances and large dining area with statement lighting. Internal Crittall glazing adds architectural interest while connecting internal spaces and maintaining a sense of openness. The spacious lounge enjoys full-height glazing and sliding doors onto the generous sun terrace, flooding the home with natural light.

There are three well-proportioned bedrooms, including a principal suite with fully fitted dressing room and stylish en suite. Bedroom two also benefits from direct access to the terrace. A modern family bathroom serving bedrooms two and three, separate utility room and study provide excellent flexibility.

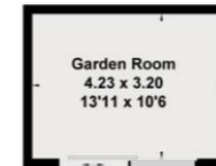
Externally, the property is approached by electrically operated gates leading to expansive driveway and large double garage with electric roller door. The landscaped grounds and extensive terrace which surround the property create the perfect setting for entertaining or relaxed summer living. A refined, low-maintenance home in one of the South Coast's most desirable residential addresses, moments from Branksome Chine beach and the amenities of Westbourne and Canford Cliffs.



Approximate Floor Area = 197.0 sq m / 2120 sq ft  
 Outbuildings = 46.7 sq m / 503 sq ft  
 Total = 243.7 sq m / 2623 sq ft



(Not Shown In Actual Location / Orientation)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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