



Western Road | Branksome Park | Poole | BH13 7BP

£2,350,000

BEEZUMS

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- **SHORT WALK TO BEACH**
- **DETACHED FAMILY HOME**
- **SET WITHIN 1.2 ACRES • FOUR BEDROOMS OF GROUNDS**
- **THREE RECEPTION ROOMS**
- **IN-OUT DRIVEWAY**
- **DOUBLE GARAGE**
- **VENDOR SUITED**

****PRIME COASTAL FAMILY HOME WITH POTENTIAL****
This attractive 2,500 SQ FT traditional property offers a rare chance to REMODEL or REDEVELOP just 0.5 miles from the sea. STUNNING 1.2 ACRE PLOT close to the beaches and Canford Cliffs Village.





This traditional house in Branksome Park is located near the beach at Branksome Chine. The property's main feature is its large, private plot, which offers a sunny and peaceful environment for families.

The outside space includes an open lawn that gets plenty of sun, dedicated areas for outdoor entertaining, and a wooded area that is perfect for children. The property backs directly onto Branksome Park woods, where a path and stream lead straight to the coast about half a mile away. Very few properties in this area back onto these woods with this direct access.

The current house is around 2,500 square feet, which includes a large integral garage. The ground floor consists of a sitting room, a large kitchen-diner, and a snug or study, while the first floor contains four bedrooms and one bathroom. There is also a small, separate pavilion room located in the garden.

The interior is tidy and well-maintained throughout. Due to the size of the plot, there is clear potential to extend, remodel, or redevelop the property, subject to obtaining the necessary planning permission.

The current owners have previously received planning consent for two different designs, including a contemporary house and a Georgian-style house. Copies of these plans are available upon request.





This property is located in Branksome Park, a popular residential area known for its leafy, tree-lined roads. Both Canford Cliffs village and the sandy beach at Branksome Chine are only a short walk away.

The shops, cafes, and restaurants of Westbourne are also nearby, and the property sits midway between the larger town centres of Poole and Bournemouth.

For commuters, Bournemouth train station offers regular direct services to London Waterloo. The A338 is roughly two miles away, providing a direct link toward the motorway network. Poole Harbour, with its ferry services to the Channel Islands and Europe, is easily accessible, and Bournemouth Airport is located within driving distance.



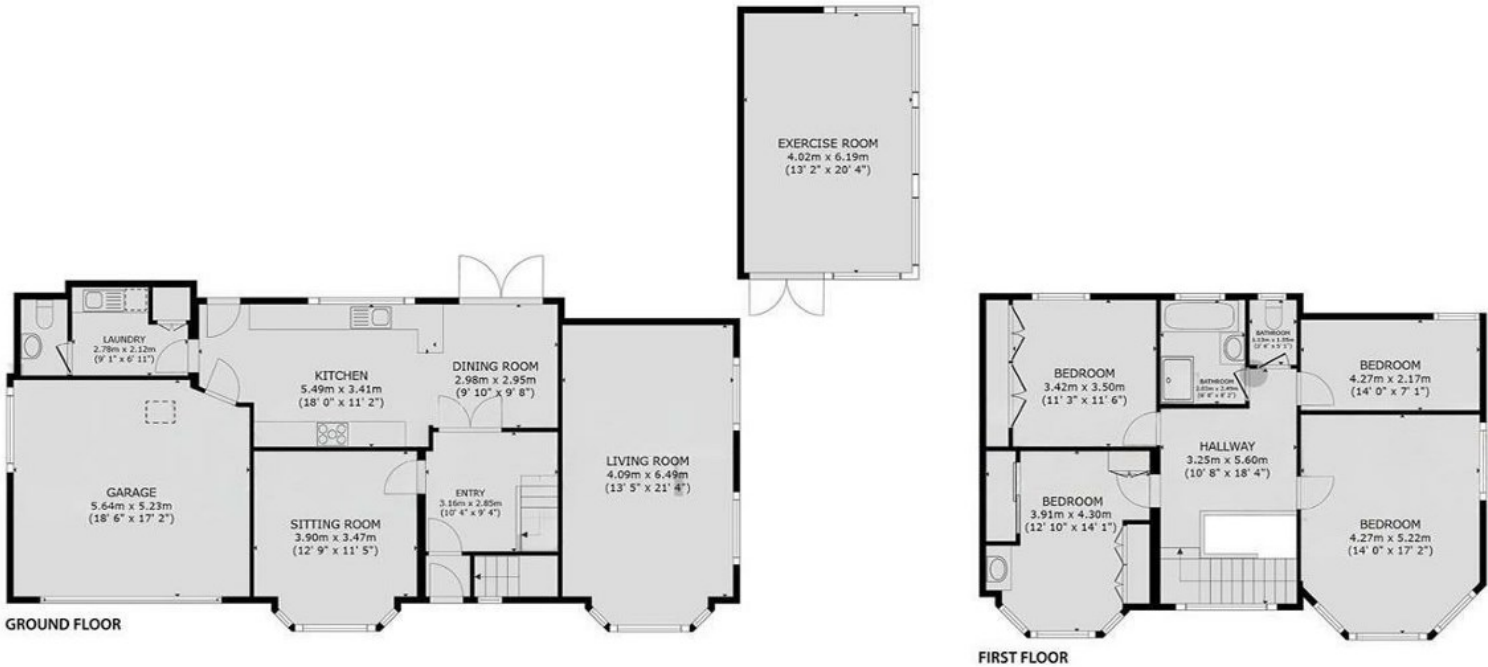
26 Western Road, Branksome Park,
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GROSS INTERNAL AREA

House:	
Ground Floor:	1,277 sq. ft / 119 m ²
First Floor:	930 sq. ft / 86 m ²
Garage:	307 sq. ft / 29 m ²
Total:	2,514 sq. ft / 234 m ²

Overall Total: 2,514 sq. ft / 234 m²

Sizes and dimensions are approximate, actual may vary.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.