



THE AVENUE,
BRANKSOME PARK











DETAILS

An exceptional four-bedroom townhouse, beautifully arranged over four floors and set within the exclusive gated development of Cerne Abbas. Offering generous, versatile accommodation, elegant interiors and superb outdoor spaces in one of the area's most sought-after locations.

Approached via a series of gentle steps leading to a covered entrance porch, the property immediately creates a welcoming first impression. The spacious reception hall features useful storage and a well-appointed cloakroom, while to the rear, the main reception room enjoys an abundance of natural light through large glazed doors opening onto a private terrace with attractive views across the beautifully maintained communal gardens. The raised ground floor hosts a beautifully appointed kitchen/dining room, thoughtfully designed for both everyday living and entertaining, with a glazed gallery providing an attractive connection to the lounge below. The lower ground floor offers a generous utility room and direct internal access to the integral double garage (currently set up as a gym).

The first floor provides three well-proportioned bedrooms, including one with fitted wardrobes, complemented by a spacious family bathroom. Occupying the entire top floor, the impressive principal suite offers twin dressing rooms, a luxurious en-suite shower room and direct access, via patio doors, to a private sun terrace, also accessible from the landing, creating a wonderful retreat with elevated views.

Cerne Abbas is a highly regarded gated development, prized for its peaceful setting and attractive communal grounds, while enjoying an enviable location just moments from the award-winning sandy beaches of Branksome Chine and the world-renowned shores of Sandbanks. A wide range of local amenities, excellent restaurants, well-regarded schools and convenient transport links are all within easy reach, making this an outstanding home for both permanent residence and coastal living.

AT A GLANCE

Guide price:	£795,000
Tenure:	Freehold
Stamp Duty:	£29,750 main home
Local Authority:	BCP Council
Council Tax:	£4,054.25 Band G

KEY FEATURES

- Exclusive four-bedroom townhouse within a prestigious gated development
- Spacious main reception room opening onto a private terrace
- Beautifully appointed kitchen/dining room with glazed galleried aspect
- Impressive principal bedroom suite with twin dressing rooms and en-suite
- Private sun terrace accessed from both the principal suite and landing
- Integral double garage/gym with adjoining utility room and internal access
- Moments from the award-winning beaches at Branksome Chine and the renowned Sandbanks Peninsula



10 Cerne Abbas, The Avenue, Poole BH13 6HF

TOTAL APPROX. FLOOR AREA 2,155 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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