



Lakeside Road, Branksome Park, Dorset BH13 6LS

**WOOLLEY
& WALLIS**

Guide price: £2,500,000

Stunning contemporary home in the highly sought-after Lakeside Road backing onto Branksome Chine and approx. 750 metres from the award winning sandy beaches. Constructed in 2015 to a very high specification extending to just over 5,000 sq ft. Easy walking distance to Canford Cliffs village with shops, amenities and restaurants.



The Situation:

Branksome Park is one of Poole's most prestigious and desirable areas alongside Sandbanks, Canford Cliffs and Lilliput. It is on the border of Poole, with Bournemouth being on the other side of The Avenue. Walking distance to Canford Cliffs with shops, amenities and restaurants. It is less than two miles (3 km) from the shopping areas of Westbourne and The Square in the centre of Bournemouth. The area is well known for its natural beauty and micro climate. Extensive range of watersports both in the ocean and harbour nearby. Bouyed off area for sea swimming. Championship golf is available at Parkstone Golf Club. Mainline rail services operate from Bournemouth Station, offering direct South West Trains service to London Waterloo from 2 hours.

Interior:

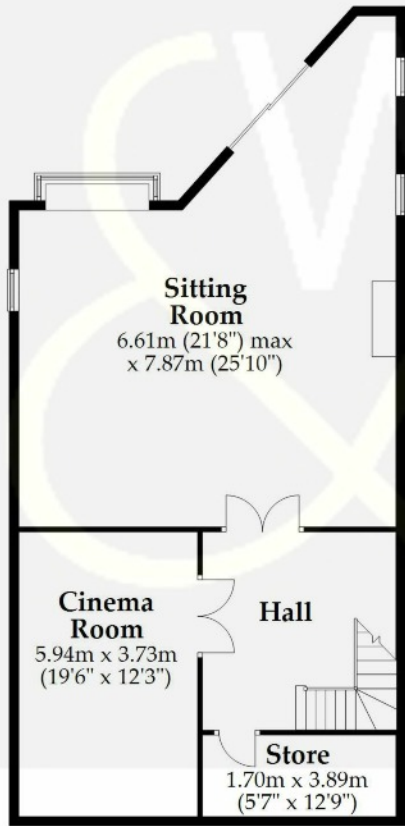
The stunning reception hall is light and airy with double doors leading to the open plan kitchen/dining / family room. With double height glass windows overlooking the landscaped garden and Branksome Chine beyond. Integrated appliances including 2x Miele Fan Ovens, Miele Dishwasher, Miele floor to ceiling fridge and freezer, Miele microwave /oven/grill and heated tray. Quooker boiling water tap. Island unit with a glittery white resin worktop with De Dietrich induction Hob with extractor unit above. Balcony accessed via Velfac sliding doors with electric curtains-glass around to enjoy the gardens and views beyond and spiral staircase leading down.



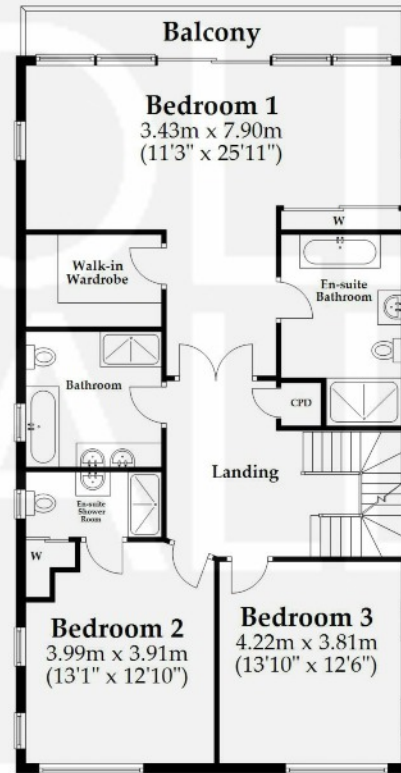
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

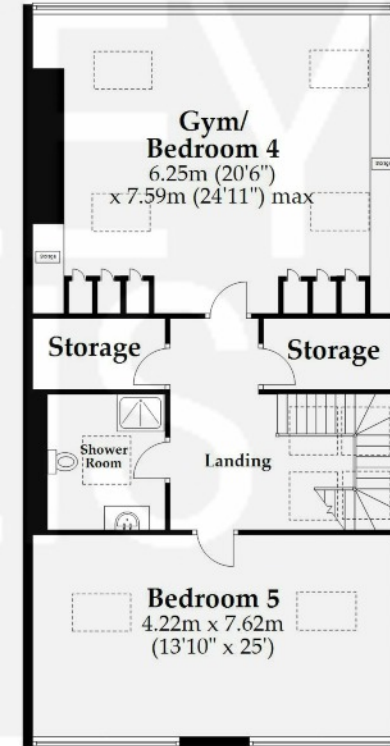
Lower Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	89	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 468.4 sq. metres (5042.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in March 2024.





Door to the utility room with a Siemens Top of the Range Washing Machine that can be activated by mobile phone etc. Miele Tumble Drier and Samsung floor to ceiling Fridge/Freezer with ice maker. Door to garage. The ground floor cloakroom and attractive wood and glass staircase come off the reception hall.

To the garden level is the extensive bright & airy living room with high ceilings and large windows offering plenty of natural light. A feature real flame gas fire-place with remote control and access out to the private sun terrace and rear garden. A cinema room with a large screen and store room completes the lower ground floor.

To the first floor is bedroom one with fitted wardrobes and a walk-in dressing room. Sliding doors to the glass surround balcony, with views across the Chine. En-suite bathroom with bath, shower w.c. and wash hand basin. Bedroom two also has fitted wardrobes with an en-suite shower room. Bedroom three with fitted wardrobes is serviced by the family bathroom. Bath, shower, w.c. and his and hers wash hand basins.

To the top floor are a further two double bedrooms both with vaulted ceilings. Bedroom four has floor to ceiling windows over looking the chine with four velux windows (currently being used as a gym) Bedroom five / study /games room has two velux windows.







Exterior:

The property is approached via a block paved driveway with parking for three vehicles behind electric gates with hedging to the front. An integral double garage with tiled floor and an electric door. The low maintenance rear garden has been beautifully landscaped and is laid with areas of artificial lawn with shrubs and a paved area for seating. A circular staircase leads to the first floor balcony.

Branksome Chine is a delightful V shaped wooded Valley, with a public footpath and stream in the bottom which leads down to the sea and can be accessed within 100 metres of the property.

Agents note:

Underfloor heating throughout, controlled by Loxone via laptop, ipad or Iphone

Security alarm

Integral sound system

Inset LED ceiling spot lights and computerised lighting system

Water softener

CCTV recording - two cameras at front, one at rear

Solar panels on the roof Wi-fi on every floor

Remainder of 10 year LABC building warranty

Tenure: Freehold

Services: All mains and services are connected

Local Authority: BCP Council (Poole)

Council Tax Band: H

EPC Rating - Current; 89B **Potential;** 89B

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380

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Local Beach



Rockwater Restaurant

