



CHESTER ROAD, POOLE, DORSET, BH13

**£1,325,000 FREEHOLD**

A beautiful character detached residence occupying an enviable position backing directly on to Branksome Park Chine where a woodland walk takes you all the way to the beach. Local amenities and good transport links are easily accessible. Vendor suited.

Detached character house | Set over three floors | Five bedrooms | Three reception rooms | Kitchen diner & utility room | Double garage & workshop | Large private & secluded garden | Vendor suited

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

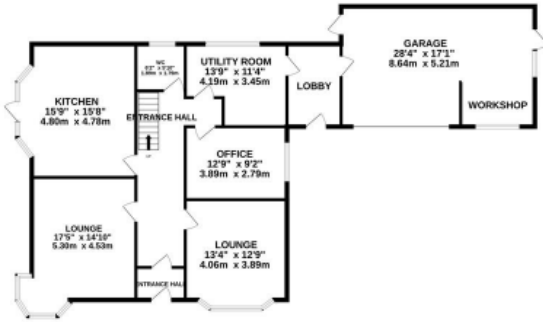
A truly remarkable detached character residence in the sought-after location of Branksome Park. Situated just a stone's throw away from Branksome Park Chine, this beautiful home offers a woodland walk directly to the beach, providing the perfect combination of tranquility and coastal living.

Spread across three floors, this impressive property boasts five bedrooms, three reception rooms, a kitchen diner, and a utility room. With the additional benefits of a double garage, workshop, and a large private garden, there is ample space for both relaxation and entertaining.

Conveniently positioned for easy access to local amenities, including shops, bars, and restaurants in Westbourne, as well as excellent transport links, this home presents an ideal opportunity for those seeking a harmonious blend of nature and urban convenience.

This property is in good condition and comes vendor suited, offering a seamless transition for its new owners.

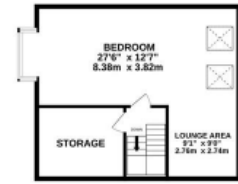
GROUND FLOOR  
1509 sq ft. (140.2 sq m.) approx.



1ST FLOOR  
1085 sq ft. (100.5 sq m.) approx.



2ND FLOOR  
561 sq ft. (52.1 sq m.) approx.



TOTAL FLOOR AREA : 3051sq.ft. (283.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

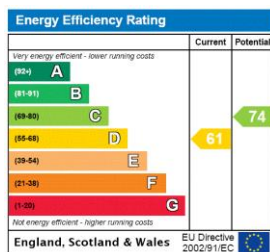
**COUNCIL TAX BAND:** F

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Detached character house
- Set over three floors
- Five bedrooms
- Three reception rooms
- Kitchen diner & utility room
- Double garage & workshop
- Large private & secluded garden
- Vendor suited



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