

18 Motcombe Road  
Branksome Park  
Poole, BH13 6DJ



An extremely well presented brand new detached bungalow

£525,000





## SITUATION & DESCRIPTION

Much of Branksome Park falls within a conservation area covering several hundred acres. It is an area renowned for its natural beauty with tree lined avenues, indigenous pines and rhododendrons. Undoubtedly one of the most exclusive enclaves of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas East & West of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth it is ideally located to take full advantage of the areas renowned shopping and leisure facilities such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Transport communications are excellent as both Bournemouth and Poole enjoy main line railway stations with services to Southampton and London. Bournemouth International Airport and Southampton Airport are also close by and there is a ferry terminus at Poole opposite the Quay with a daily service to Cherbourg in France and the Condor Sea Cat to the Channel Islands.

An extremely well presented brand new detached bungalow situated in an elevated position in Branksome Park moments from Branksome Chine woods and within walking distance of Westbourne town centre. Having been finished to an extremely high standard throughout, Garden Cottage offers a modern specification but a traditional feel.

Accommodation comprises of an entrance porch with double opening oak doors through to the open plan kitchen living room. The living room with oak flooring throughout, vaulted ceiling and French doors to the front and rear aspect offers a bright and airy feel with a wooded aspect.

The kitchen, designed and fitted by 'Kitchen Elegance' offers a good range of storage cupboards with soft close draws and doors and glass splashback, built in hob, extractor, cooker, fridge, freezer and dishwasher.

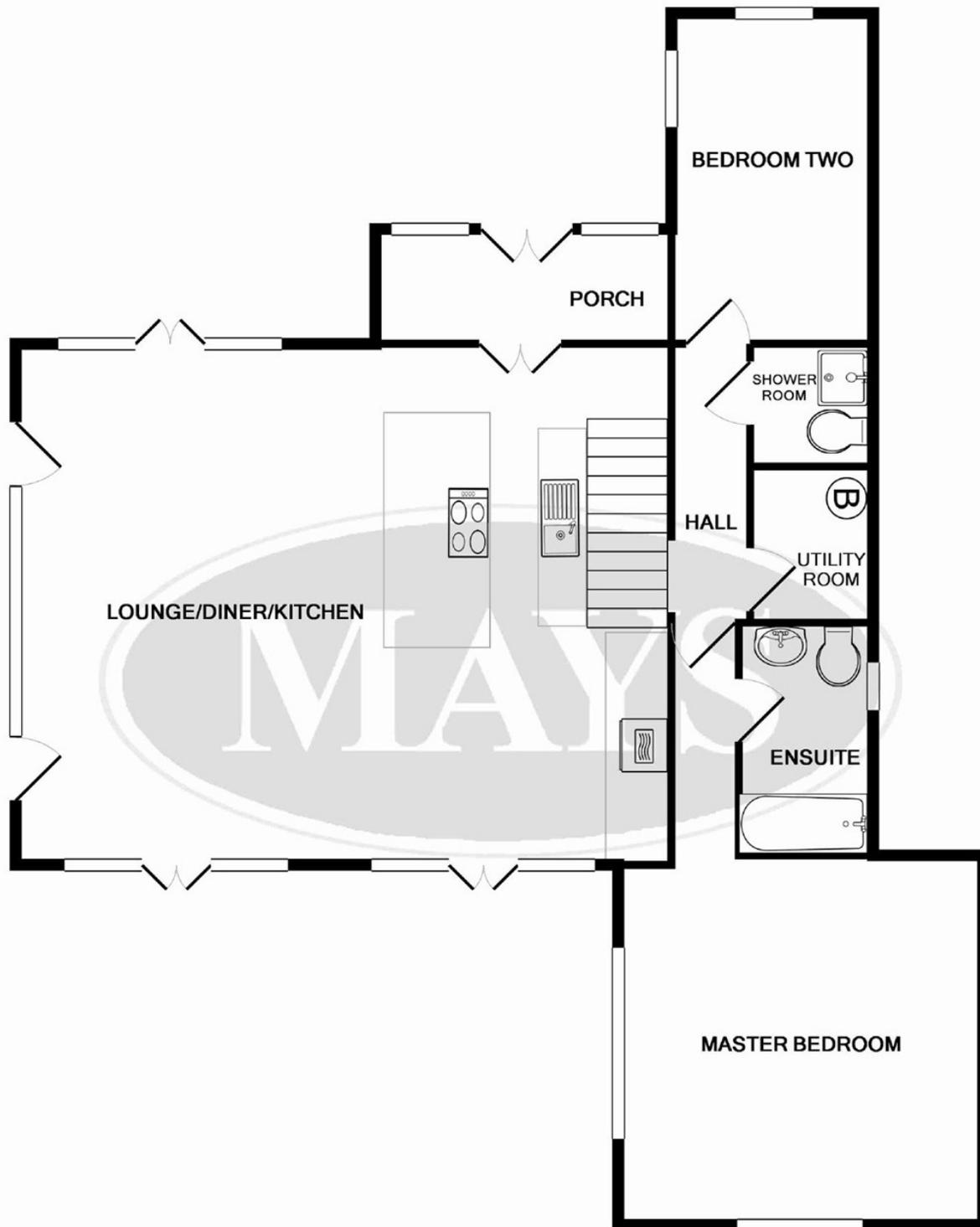
Steps from the kitchen area lead up to an internal hallway which then provides access to the guest bedroom with a front aspect window, family shower room and utility room. The master bedroom again with a vaulted ceiling, wooded aspect from a window to the rear elevation and a luxury appointed en-suite bathroom room.

### Outside

The bungalow is approached via a block paved driveway with a wooden gate providing off road parking. To the front is a covered porch with a low maintenance paved garden. Raised bedded areas surrounded the property with a decked seating area overlooking the surrounding woodland.

Other specification includes under floor gas central heating, UPVC double glazing, luxury appointed kitchen and bathrooms and under floor storage area.

- Extensively refurbished
- Finished to an extremely high standard
- Impressive open plan kitchen living room
- Oak flooring throughout
- 'Kitchen Elegance' designed and fitted kitchen with appliances
- Two bedrooms
- Family bathroom
- Ensuite shower room to master
- Driveway providing off road parking
- Low maintenance garden
- Decked seating area
- Upvc double glazing
- Under floor gas central heating
- Log Stove



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 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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