



Westwoods, 12 Leicester Road, Branksome Park, Poole, BH13 6BZ



A beautifully appointed, 5 bedroom detached traditional home set on a south/westerly facing plot approaching 1 acre located in one of the area's most sought after locations.

- Over 3,700 sq ft
- Indoor pool complex
- Accommodation over 3 floors
- 5 bedrooms, 3 en-suite plus family bathroom
- 4 reception rooms
- Kitchen/breakfast room
- Double garage
- Gated driveway
- Secluded plot set back from the road
- Beautiful, landscaped gardens
- Located close to amenities and tennis club

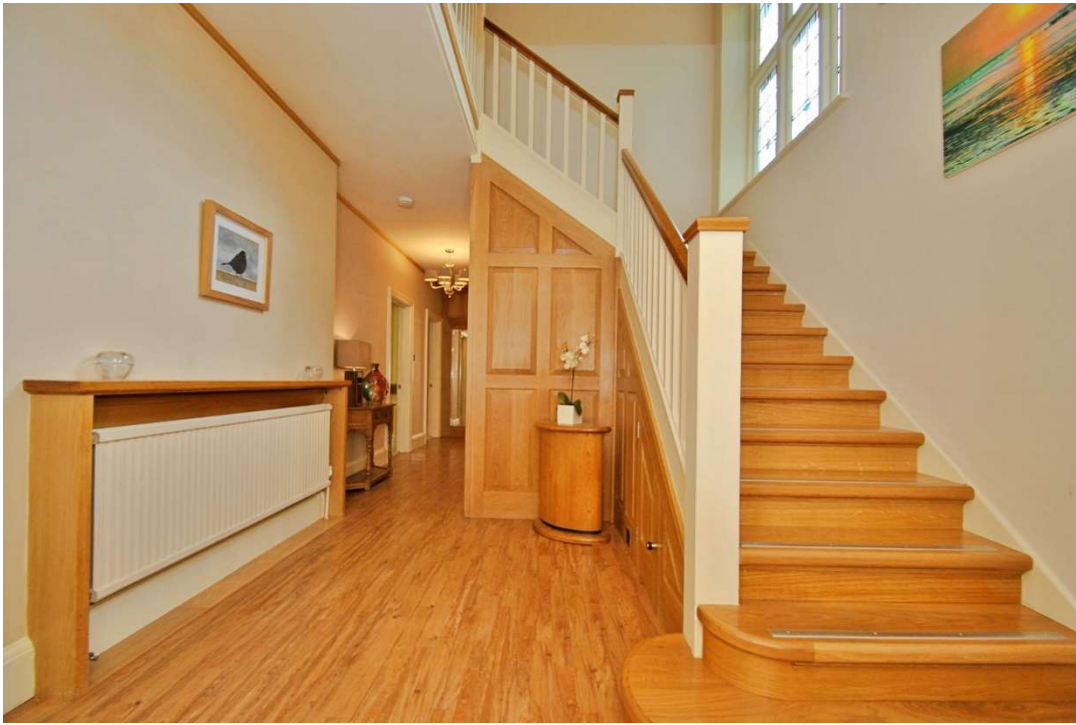
**ASKING PRICE:**

£2,200,000 (Freehold)

**EPC RATING:**

Band - D







## Location

Situated in Branksome Park a conservation area, one of the local areas most sought after locations this property enjoys a private, tucked away position set well back from the road, whilst only a short walk to the village of Penn Hill. Branksome Park Bowls Club and Tennis Club are situated opposite. A pleasant walk of less than 1.5 miles through Branksome Chine woodland will take you to the blue flag beaches.

Branksome Park is a suburb of Poole, however, lies conveniently between the towns of Poole and Bournemouth. There are vibrant village centres nearby including Canford Cliffs and Westbourne which offer a great range of shops and amenities.

## Property Description

The property itself is a fine example of a traditional home offering both spacious and beautifully appointed accommodation, complimented by stunning gardens and an indoor pool complex.

A covered entrance canopy and porch lead to the part wood panelled reception hall where stairs rise to the first floor. There are four main reception rooms including a family room and study, the dining room and sitting room are connected creating an open plan feel, all enjoying views across the gardens.

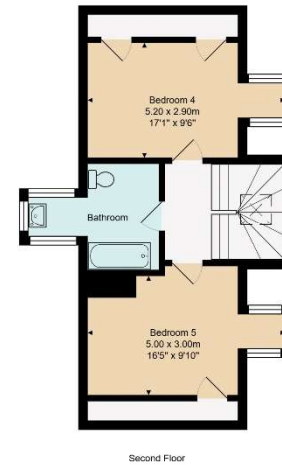
The kitchen includes a comprehensive range of base and eye level oak finished units including a large breakfast island with stone tops. There is an electric Aga along with a two ring hob, dishwasher, double oven, fridge/freezer and wine chiller. The separate boot room and utility provide space for additional appliances.

There are two enclosed courtyards providing secluded sitting areas. The indoor pool room houses the heated swimming pool along with a shower and french doors lead out to the garden.

On the first-floor landing is a feature stained-glass window. On this floor there are three en-suite bedrooms, bedroom one also includes a walk-in wardrobe.

On the second floor are two more double bedrooms and the family bathroom.





All measurements are approximate and for display purposes only.

## Outside

The property is approached by electric gates and a long sweeping drive that leads to the property where there is ample parking for several vehicles and access to the garage with twin doors.

The front gardens are planted with a variety of mature trees and shrubs offering good privacy. There is a brick built store.

The rear gardens are a particular feature with a large lawned area, along the rear of the house is a paved patio. Moving up the garden are a range of mature planted borders and a number of connected ponds with a pergola seating area. It is all bound by mature trees and shrub borders.

## Additional information.

- Gas fired central heating
- Double glazed
- Council tax band - H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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