



BRANKSOME WOOD ROAD, POOLE, DORSET, BH12

£850,000 FREEHOLD

A beautifully presented detached family home which backs directly onto the Coy Pond Gardens. The current owners have modernised the property throughout whilst sympathetically retaining as much character as possible.

Detached character home | Three double bedrooms | Two modern bathrooms | Two large reception rooms | Feature contemporary kitchen | Private rear garden which backs onto the Coy Pond gardens | Two garages and off road parking | Planning permission for a two storey extension to the side of the house

Westbourne | 01202 767633 |

Winkworth



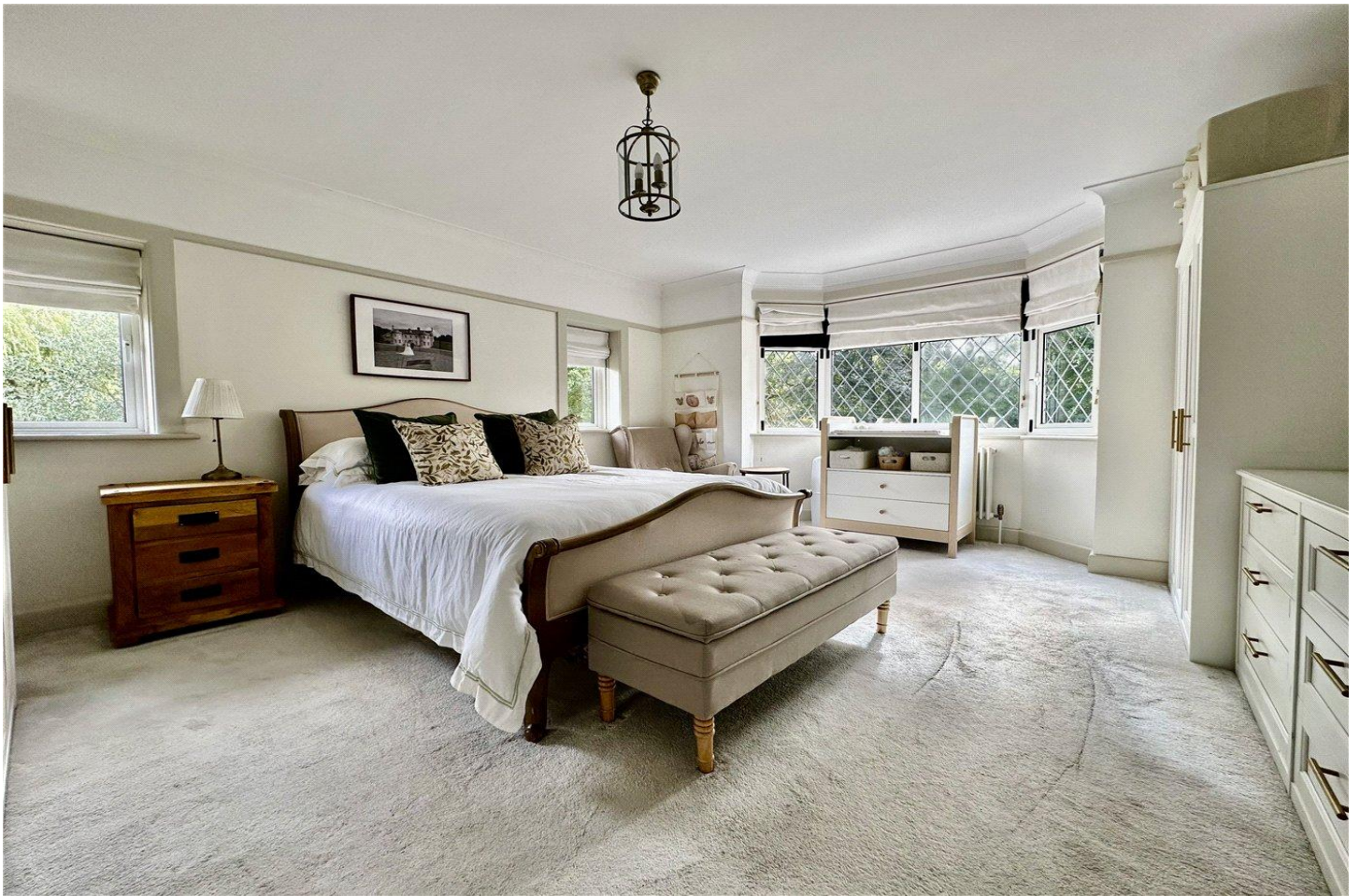
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks.

The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk



DESCRIPTION

Nestled in the highly sought-after area of Coy Pond, this impressive detached character house effortlessly blends original charm with contemporary living. Presented in excellent condition throughout, the property offers a well-proportioned layout spanning 1,403 sqft, making it the perfect family home complete with an open fire in the lounge.

Step inside to discover three generously sized double bedrooms and two modern, beautifully-appointed bathrooms. The living space is both bright and versatile, boasting two large reception rooms ideal for entertaining. A striking contemporary kitchen steals the show, finished to a high standard with ample storage and sleek fittings.

Outside, enjoy the serenity of a private rear garden, offering direct access and views to the idyllic Coy Pond gardens. For convenience and security, the property also benefits from two garages and off-road parking.

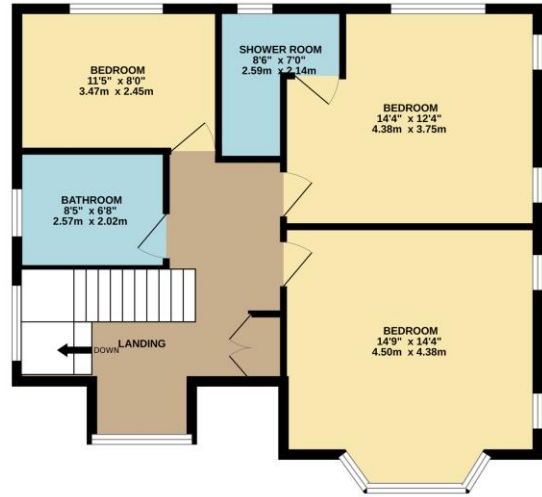
Ideally positioned just 0.5 miles from vibrant Westbourne, the property enjoys easy access to a fantastic range of boutique shops, cafes, and restaurants. Take a leisurely stroll through the picturesque gardens to reach Bournemouth town centre and the stunning beach, putting the very best of coastal living right on your doorstep.

A unique blend of character, style, and enviable location awaits at this remarkable Coy Pond residence.

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE

- Detached character home
- Three double bedrooms
- Two modern bathrooms
- Two large reception rooms
- Feature contemporary kitchen
- Private rear garden which backs onto the Coy Pond gardens
- Two garages and off road parking
- Planning permission for a two storey extension to the side of the house

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