



THE GREEN, BRANKSOME HILL ROAD, BOURNEMOUTH, DORSET, BH4

£995,000 FREEHOLD

An immaculately presented four bedroom detached family home set within a gated development of just five privately owned homes. Completely renovated by the current owner to a very high standard, the property is in concourse condition throughout.

Gated development | Detached family home | Four double bedrooms |
Two contemporary bathrooms | Three reception rooms | High
specification kitchen | Double garage & driveway parking | Vacant
possession

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

A stunning detached family home located in a gated development of five privately owned houses in the very popular Talbot Woods.

This spacious property boasts four double bedrooms, along with two contemporary bathrooms and three reception rooms - giving ample space for families. The high specification kitchen is finished to a superb standard and there is the added benefit of a utility room. The double garage and driveway parking ensure convenience for families with multiple vehicles.

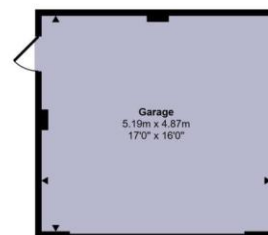
Situated adjacent to the Bournemouth Gardens which run from Coy Pond to the town centre and award winning beach, this home offers a fantastic lifestyle opportunity. Enjoy good transport links and an easy 0.4 mile walk to the shops, bars, and restaurants in nearby Westbourne.



Ground Floor



First Floor



Garage

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: G

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Gated development
- Detached family home
- Four double bedrooms
- Two contemporary bathrooms
- Three reception rooms
- High specification kitchen
- Double garage & driveway parking
- Vacant possession

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		83 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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