

PHILIPPA SOLE

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9 Mornish Road, Poole - BH13 7BY

Poole

£7,000 pcm





## Overview:

### 9 Mornish Road

Nestled behind secure gates and set back from the road, this stunning home offers a great deal of seclusion and privacy. Located centrally within impressive open grounds approaching 0.75 acres, a sweeping driveway leads up through landscaped gardens to this magnificent house and triple garaging.

- Double Height Entrance Hall
- Choice of Reception Rooms
- Four Bedroom Suites
- Self Contained Apartment
- Indoor Pool Complex
- 7,000 sq. ft.
- Triple Garage
- 0.75 of an acre







## Property Details:

Once through the large pillared entrance porch, you enter the fabulous reception hall, with curved balcony overlooking the main living area and impressive sweeping stone staircase. This cathedral style room has stunning 30ft floor-to-ceiling bay windows, open fireplace with stone surround and overlooks the gardens. The solid oak kitchen sits centrally in this large room and is complemented by stone worktops and double integrated fridge freezers. A curved breakfast bar defines the kitchen from the living and dining space. The snug area of the kitchen features a beautiful exposed brick curved wall with French door leading out to the garden, whilst the orangery provides a dedicated informal dining space. From the kitchen is a utility room, panty and garden cloakroom which can be self contained and accessed via the back door.

On the first floor are 4 bedroom suites all featuring fitted wardrobes. The principal suite occupies the left wing of the house with access to a balcony that overlooks the gardens. A separate large fitted dressing room and marble bathroom with built in bespoke cabinetry and twin sinks, a walk in shower and separate bath complete this suite. The top floor of the house is currently used as a games room and is over 60ft long, comfortably housing a full sized Snooker Table, Pinball machine and Air Hockey table. The fully automated triple garage, has a self contained studio apartment above featuring a full kitchen and bathroom.





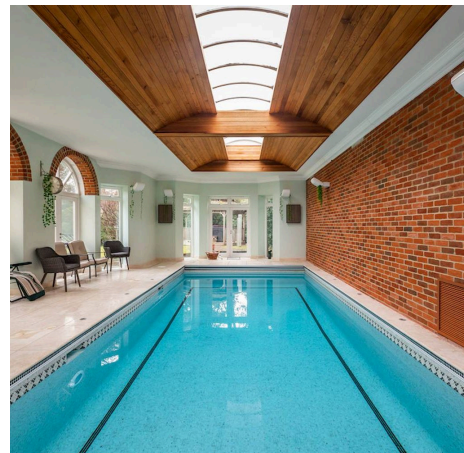
## Location & Key Facts

Located on an exclusive Private Road in the heart of Branksome Park surrounded by luxury homes, Mornish Road is within an easy and very pleasurable walk down through the pine forested chine to the beach at Branksome Chine. Both Westbourne and Canford Cliffs Village are within easy reach and offer restaurants, pubs, cafes, Marks & Spencers Foodhall and boutique retail. Poole Harbour and world-famous Sandbanks are close by offering a haven for sailors, yachties, wind / kite surfers and anyone looking to enjoy the shallow waters and mild climate on the south coast. The highly regarded Rick Steins Fish Restaurant is popular for locals and visitors alike. Bournemouth International Airport is an easy 10mile journey and Branksome Railway Station just up the road offers a regular and easy connection to major cities, and to London in approx. 2 hours. The highly regarded private schools of Canford, Clayesmore, Bryanston, Milton Abbey and Talbot Heath (to name a few) are all within the county. Council Tax band: H

Tenure: Freehold

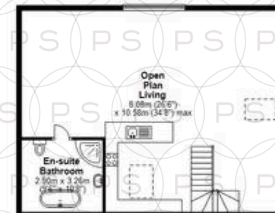
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

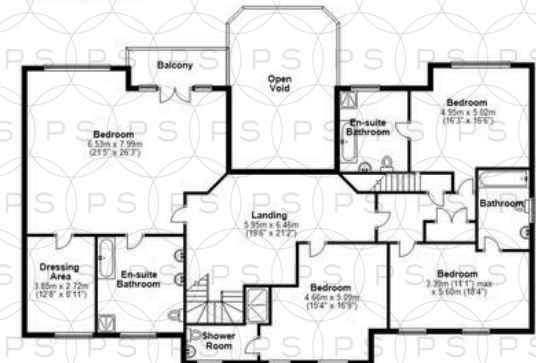




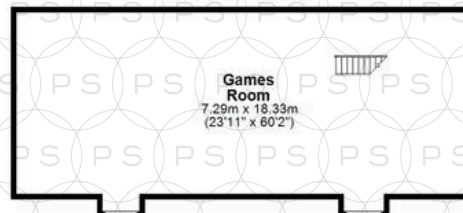
Malt area: approx. 329.5 sq. metres (3546.9 sq. feet)  
 Plus gables: approx. 63.2 sq. metres (681.2 sq. feet)  
 Total sub-total: approx. 392.7 sq. metres (4228.1 sq. feet)



Main area: approx. 193 sq. metres (2085.5 sq. feet)



Approx. 135.8 sq. metres (1461.9 sq. feet)



Main area: Approx. 659.1 sq. metres (7094.3 sq. feet)

Plus parquets, approx. 812 sq. metres (10022 sq. feet)  
Plus outbuildings, approx. 1792 sq. metres (11962 sq. ft.)  
Plus barns, approx. 671 sq. metres (9522 sq. feet)  
Plus open land, approx. 218 sq. metres (2308 sq. ft.)





## Philippa Sole

Philippa Sole, 3A Springfield Road - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

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