

PS

A large, modern house with a swimming pool and garden. The house is a three-story brick building with a white balcony and a large glass extension. The garden features a swimming pool, a hot tub, and various plants and trees. The sky is blue with white clouds.

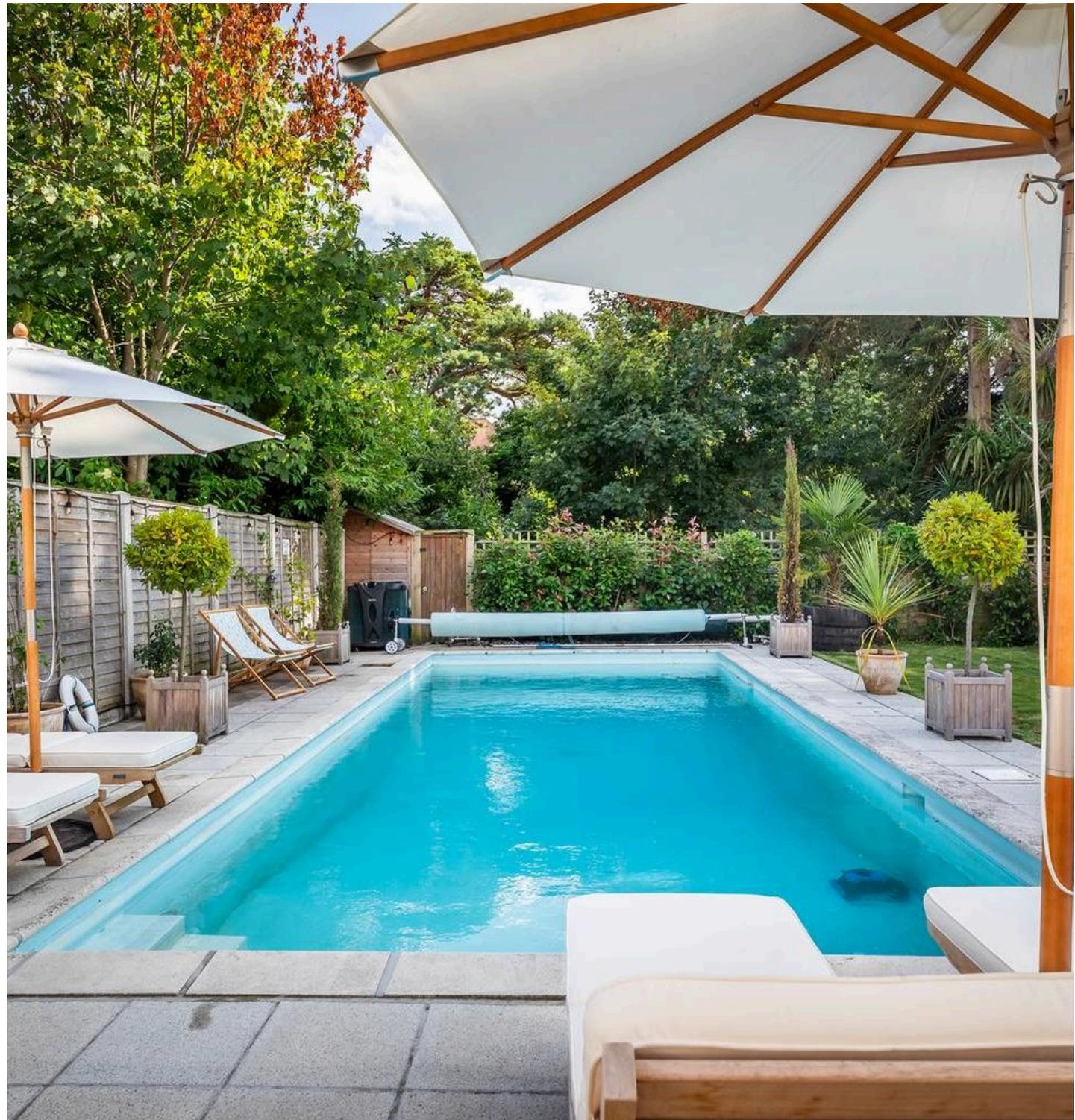
Branksome Beach House, 4 Herbert Road, Alum Chine, Bournemouth, BH4 8HD  
£1,300,000



## Branksome Beach House

This stunning, five bedroom house retains much of its period charm, however the present owners have refurbished and enhanced this impressive property to encompass modern day living standards, for buyers seeking style with substance. Situated in a fabulous location within walking distance to the beach, shops and all transport links.

- Extensively redesigned and refurbished by the present owners
- Secluded south facing garden with heated swimming pool
- 4/5 Bedrooms
- Many classic period features
- Perfect as a main or second home
- Walking distance of the village of Westbourne, Branksome Dene and Alum Chine beach
- Cinema room
- Freehold
- Council Tax Band G £3758.23
- In excess of 3100 sq/ft of accommodation



## Accommodation

This spacious property provides versatile accommodation for all requirements, with the added bonus of a secluded south facing garden with heated swimming pool, cinema and separate games room. Whether this is your main or second home everyday will feel like a holiday.

Extensively redesigned and lovingly restored by the present owners, this beautifully presented home cannot help but impress, starting at the classical Edwardian timber-framed porch. The entrance lobby, with hanging space, leads into the reception hall, with high ceiling, Art and Crafts inspired staircase and feature fireplace, this most impressive area sets the tone and style to be found throughout the property. The dining room, with decorative fire place, sits centrally between the kitchen and one of the three reception rooms. These include, the formal lounge with working fire, an office, perfect for working from home and the smaller lounge which the family lovingly refer to as the snug. The stylish kitchen with marble worktops has a range of fitted units, integrated appliances, walk in larder and access to a south facing sun deck with views over the garden and swimming pool.

The lower level is presently all about fun and entertainment with a cinema and separate games room, however this could easily be a self-contained flat with a separate entrance, please see the floor plan for the layout. The first floor has two bedroom suites with private balconies, plus an additional bedroom with ensuite shower room. The top floor has two more bedrooms serviced by a family bathroom.



## Outside

The south facing garden has been created for low maintenance and maximum enjoyment. The heated swimming pool with surrounding paved terrace, leads on to a level lawned garden with seasonal flower borders, timber framed shed and outside shower/toilet facilities. Features include: High ceilings, exposed solid wood flooring, deep skirtings, picture rails and decorative coving. Newly installed sun deck, balconies and double glazed windows.

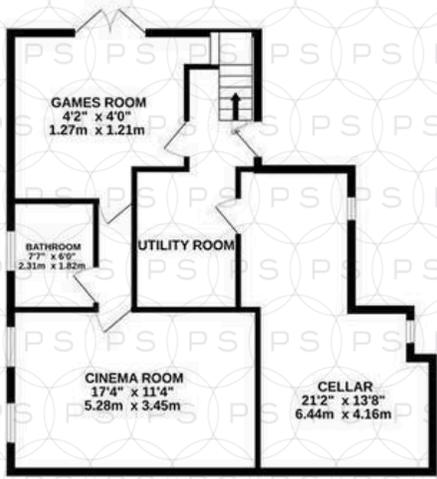
## Location

Conveniently located equidistant between 'village' and beach - Westbourne 'village' to the north provides all that is needed for day-to-day living. From a highly regarded independent butcher to the much used Marks & Spencer's foodhall, a diverse range of restaurants and cafés and so much more.

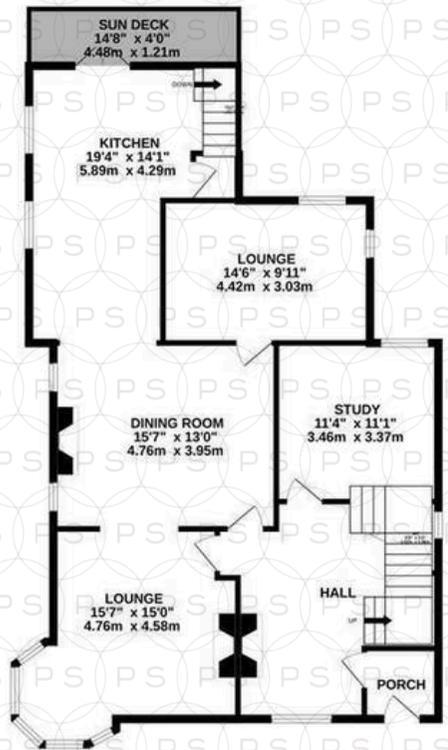
A pleasant 15 mins / 0.6m walk south of the property takes you via the leafy footpath of Alum Chine down to the award winning sandy beach, where you'll also find a popular children's play park and Italian restaurant. Acclaimed to be one of the most desirable places to live in the UK, this area of the south coast benefits from fantastic weather thanks to its microclimate, there are also numerous marinas and yacht clubs, as well as a host of watersports facilities to choose from. London Waterloo is accessible in approx 2 hours from both Branksome and Bournemouth railway stations.



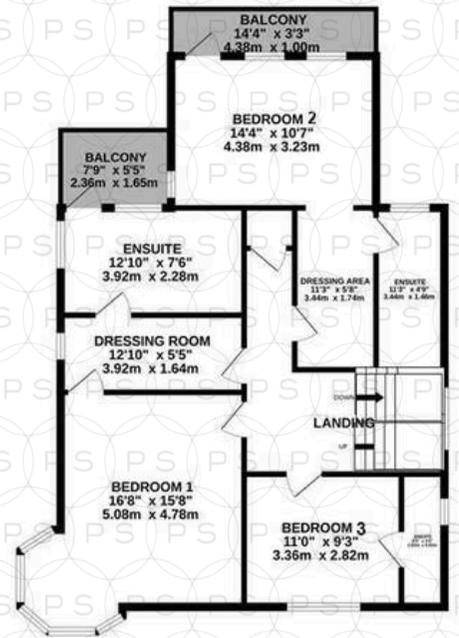
**BASMENT**  
729 sq.ft. (67.7 sq.m.) approx.



**GROUND FLOOR**  
1088 sq.ft. (101.1 sq.m.) approx.



**1ST FLOOR**  
924 sq.ft. (85.8 sq.m.) approx.



**2ND FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.



**TOTAL FLOOR AREA : 3121 sq.ft. (290.0 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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