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32 Western Road, Branksome Park, Poole, BH13 6ET

£899,950

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## 32 Western Road

A stylishly, refurbished, three double bedroom, 1905 character cottage in the heart of Branksome Park, just one mile from the beach. Blending timeless charm with quality contemporary finishes, this thoughtfully updated home features a pale cream shaker-style kitchen with marble worktops, new oak flooring throughout, a log burner, south-facing landscaped garden, garage, and off-road parking. Positioned on a private lane with easy access to Branksome Station and woodland walks to the sea.

- 3 Double Bedroom Character Cottage
- Cloakroom with utility cupboard housing washing machine and tumble dryer
- Renovated to a beautiful standard
- Fitted wardrobes to principal bedroom
- Log burner
- South-facing garden
- Garage
- Off-road parking
- In the heart of Branksome Park
- Just a mile away from local Beaches
- 1184.sq.ft
- Council Tax Band: E £2,756.03



The large entrance hall welcomes you with new Lacanche oak flooring and leads to a dual-aspect living and dining room, framed by a bay window and French doors to the garden. A newly installed log burner provides a warm focal point, and plantation shutters throughout the home offer stylish light control and privacy.

The modern kitchen has been designed to complement the home's heritage style, with pale cream cabinetry, solid marble worktops, and quality appliances. French doors open onto a semi-covered decked terrace, positioned beneath the principal bedroom balcony, offering a practical and inviting space for outdoor dining.

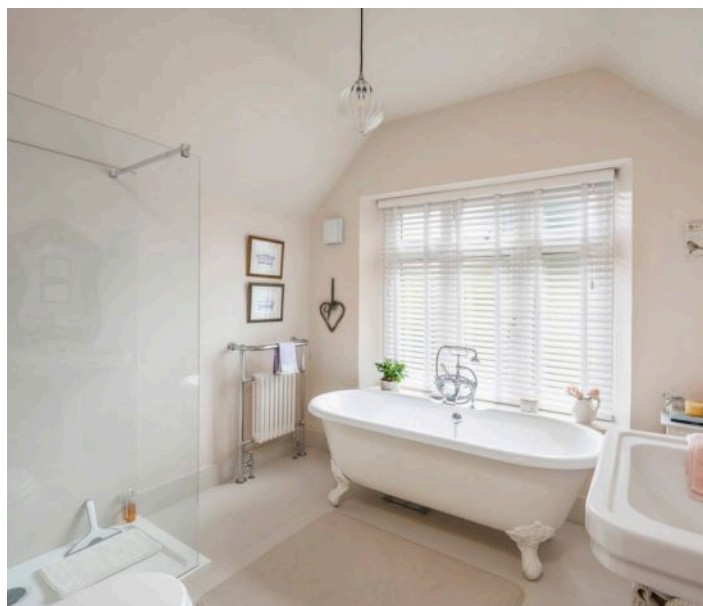
A newly reconfigured utility area is now integrated within the ground floor cloakroom, offering a discreet and efficient layout.

Upstairs, the principal bedroom features fitted wardrobes and French doors onto a private balcony overlooking the garden. Bedroom two also includes fitted storage. The luxurious family bathroom includes a vaulted ceiling, walk-in shower, and freestanding bath styled with elegant finishes.

The sunny south-facing garden is beautifully landscaped with a level lawn, established planting, and a garden shed. A secure side gate leads to the detached garage and additional off-road parking available via the private lane.

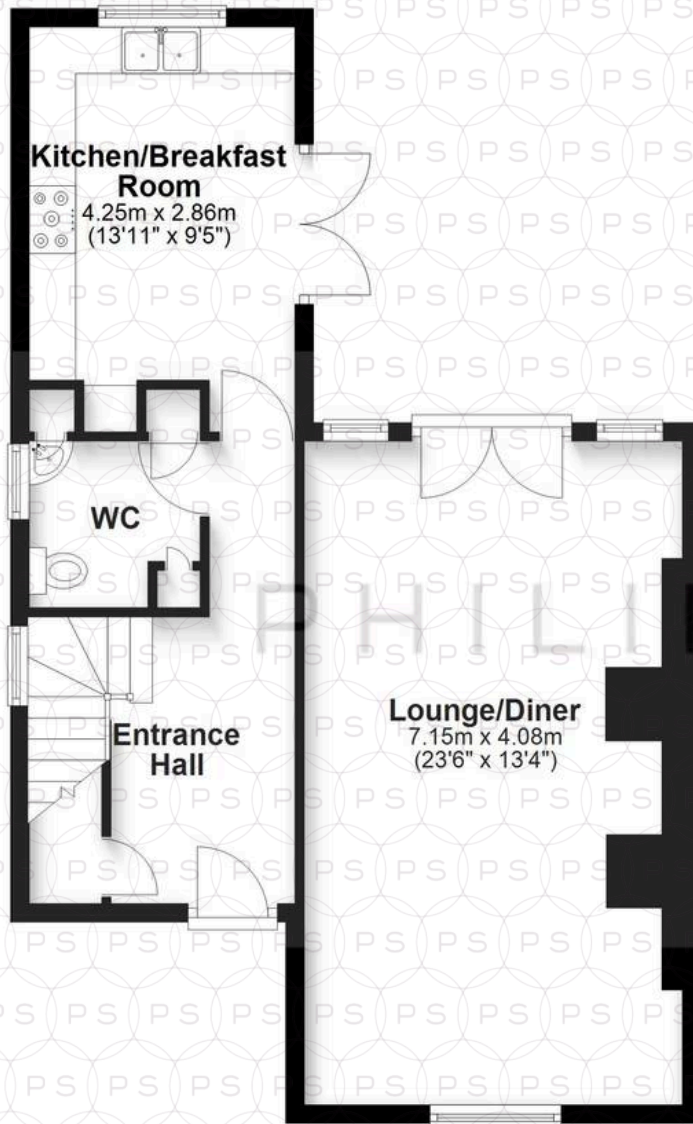
#### Location

Located in the prestigious Branksome Park conservation area, this property is just one mile from Branksome Beach, easily reached via a scenic woodland walk through Branksome Chine. The popular beachfront Rockwater Café offers relaxed dining with sea views and is just a short stroll away. Nearby Westbourne village is known for its independent boutiques, artisan coffee shops, and vibrant restaurant scene, creating a true community hub within walking distance. For commuters, Branksome Station is easily accessible and provides direct train services to London Waterloo in under two hours. The area also benefits from excellent road links to Bournemouth, Poole, and the wider south coast.



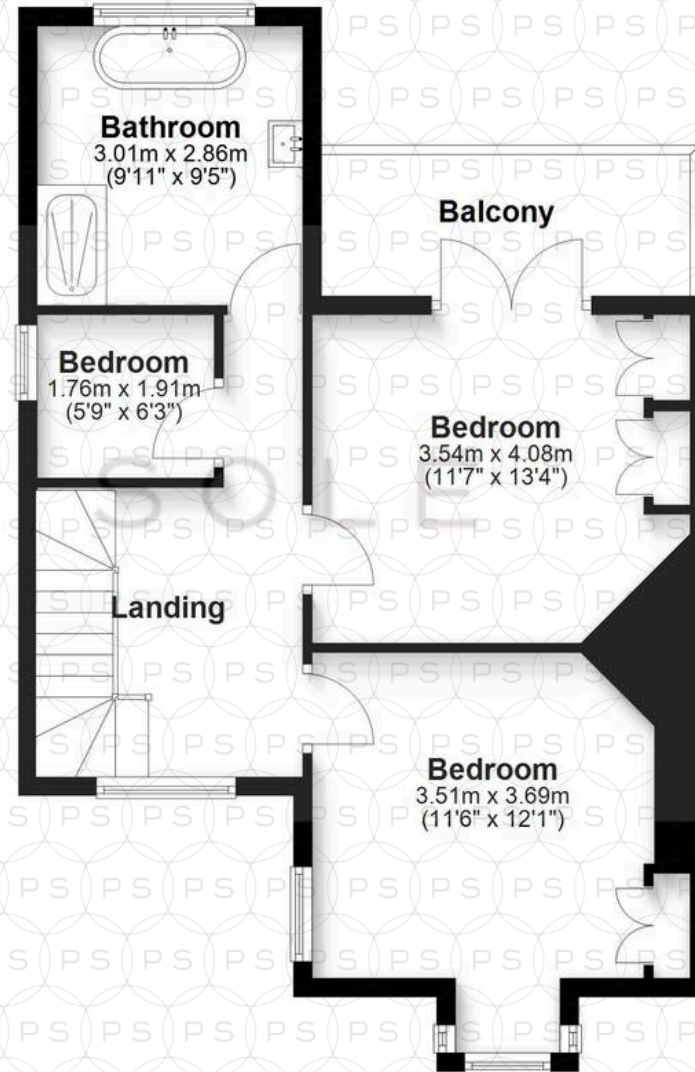
## Ground Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



## First Floor

Main area: approx. 53.7 sq. metres (578.4 sq. feet)  
Plus balconies, approx. 6.6 sq. metres (71.3 sq. feet)



Main area: Approx. 110.0 sq. metres (1184.5 sq. feet)

Plus balconies, approx. 6.6 sq. metres (71.3 sq. feet)

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Plan produced using PlanUp.



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