

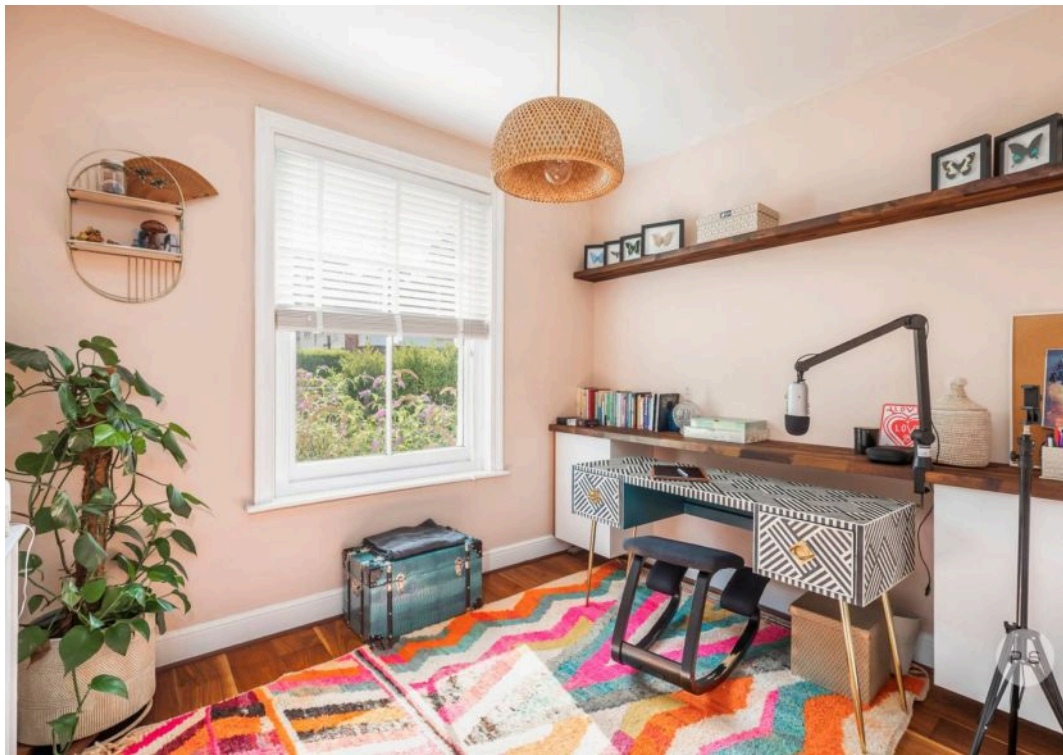
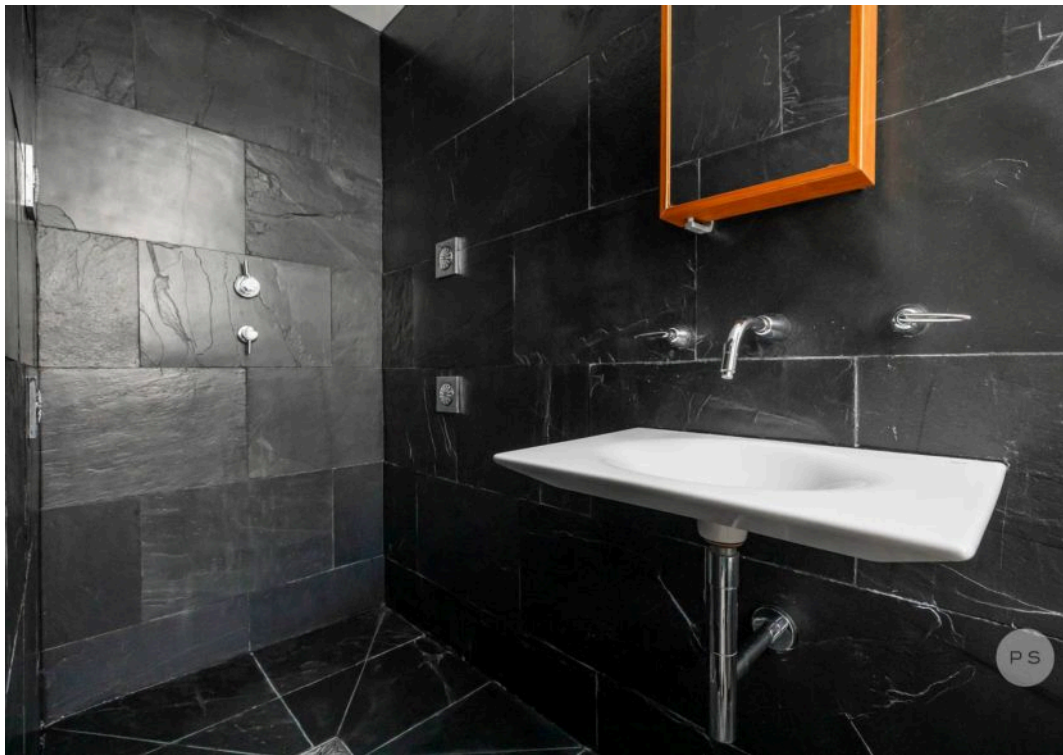
PS

32 Eaton Road, Branksome Park, Poole, BH13 6DG

In Excess of £675,000

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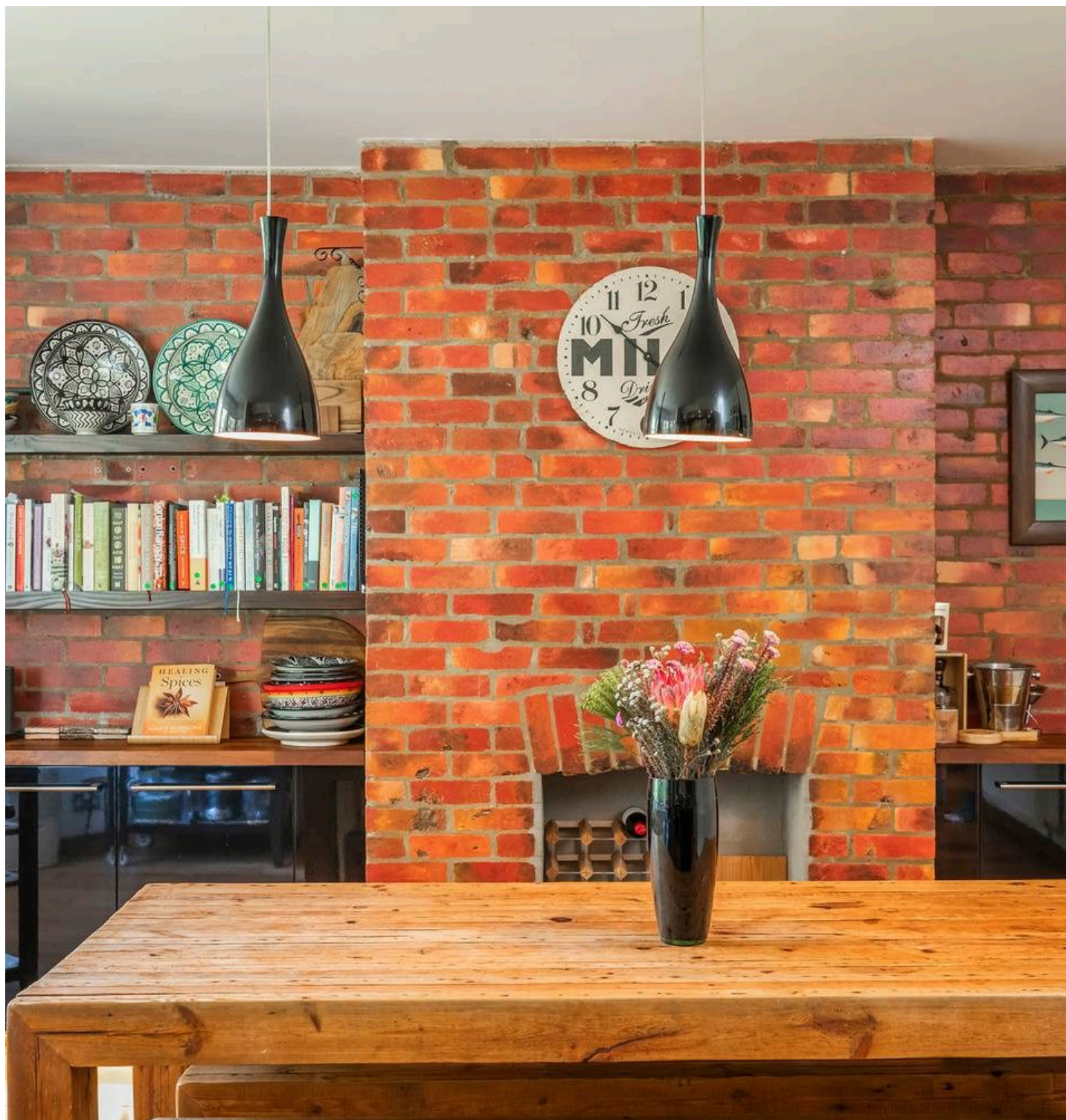




## 32 Eaton Road

Set along a sought-after, peaceful, residential road overlooking the leafy Branksome Chine, this charming three-bedroom home blends coastal convenience with flexible, modern living. Light-filled interiors and a beautiful private garden create a welcoming space ideal for both relaxation and entertaining.

- Three bedrooms and two modern bathrooms
- Spacious living room
- Contemporary kitchen with large bay window
- Principal bedroom with fitted wardrobes and stylish en-suite
- Insulated, heated garden office
- Separate workshop, bike store and garden sheds
- Private garden
- Quiet setting opposite Branksome Chine with treetop views
- No forward chain
- Leasehold
- Internal Floor Area: 1,291 sqft
- Council tax band D: £2,254.94
- Holiday lets are permitted (less than 6 months)





The heart of the home is the open-plan kitchen, dining, and living area, where walnut flooring runs throughout to create a warm, cohesive flow. Picture windows and a sociable layout set the tone for everyday comfort, while the kitchen's central island and generous storage make it perfect for home cooking. This space naturally extends into a bright dining area and a cosy lounge, seamlessly connecting to the garden beyond.

Three well-proportioned bedrooms are thoughtfully arranged, including a principal suite with access to a sleek wet room. A stylish main bathroom completes the layout.

Outside, the garden is arranged over two landscaped terraces, designed for easy upkeep and relaxed outdoor living. The stand-out feature is a fully automated, contemporary garden office studio with matching green roof providing comfortable, year-round workspace. The middle terrace offers a lawn and BBQ area with space for alfresco dining, ideal for entertaining. The upper sun deck offers a private spot to unwind and leads to cleverly designed potting shed with its own wild green roof.

#### Location:

The property enjoys a superb location, just a short stroll through the Chine to Branksome Beach. Westbourne's vibrant high street is under a mile away, offering boutique shops, cafés, restaurants, and artisan bakeries. Excellent transport links connect you easily to Bournemouth and Poole, with Branksome train station providing direct services to London. Combining privacy, versatility, and a desirable BH13 address, this home offers the perfect balance of coastal living and town convenience.





## Ground Floor

Approx. 120.0 sq. metres (1291.4 sq. feet)



Total area: approx. 120.0 sq. metres (1291.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.





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