

PS



Lonsdale House, 2 Bury Road, Branksome Park, Poole - BH13 7DB

Guide Price £2,000,000

PS



## Lonsdale House

Constructed circa 1930 and cherished by the same family since 1968, this charming four-bedroom Arts & Crafts residence sits centrally within a generous plot, surrounded by mature lawns and established planting. The home retains a wealth of original character features and balanced proportions throughout.

- Generous plot surrounded by mature gardens
- Constructed circa 1930, retaining Arts & Crafts character and proportions
- In the same family ownership since 1968
- Four double bedrooms, en suite to principal and family bathroom
- Four reception rooms
- Double garage with separate games room / home office
- Sweeping in-and-out driveway
- Potential for a tennis court (subject to consents)
- Located in the prestigious Branksome Park Conservation Area
- Close to Westbourne, Canford Cliffs, Sandbanks and mainline transport links to London Waterloo
- Ready for the next family to make it their forever home
- Total 3,514 sq / ft of living accommodation
- Council Tax H: £4,799.98
- EPC Rating E
- Freehold



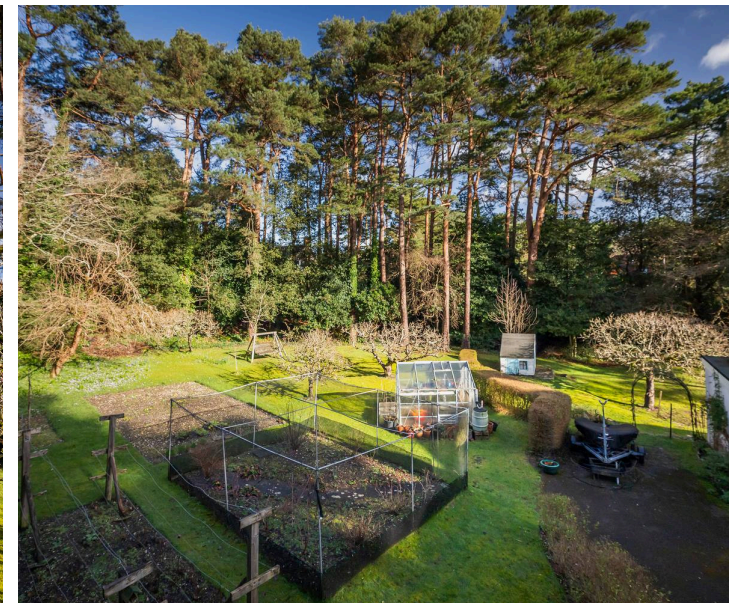
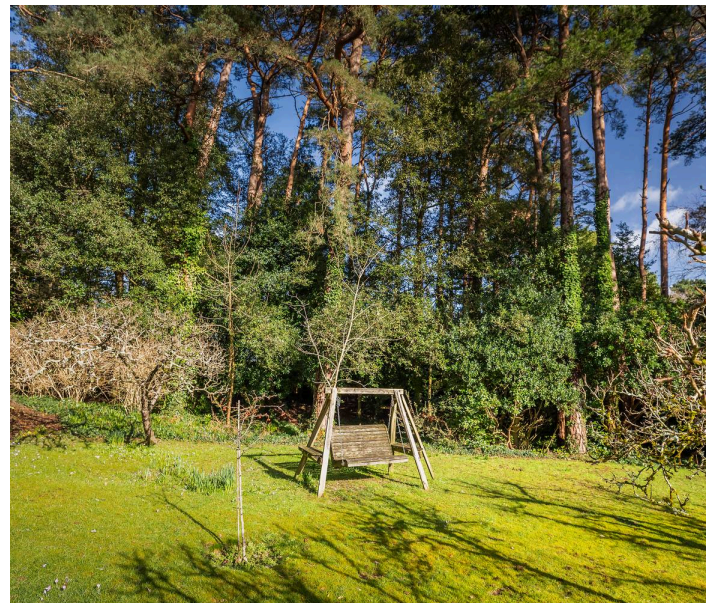
An entrance vestibule with WC leads to a welcoming reception hall. The lounge features a curved bay window with elevated garden views, a Purbeck stone fireplace with open fire and direct access outside. The dining room continues the period feel with its own fireplace and original serving hatch to the breakfast room, while a separate study / playroom offers flexible space. The breakfast room, part of a later extension, centres around a log burner and retains an original full-height fitted cupboard, flowing into the kitchen with garden views and adjoining utility. A rear lobby / boot room with garden WC provides practical access.

Upstairs, four double bedrooms each display individual charm. The principal bedroom benefits from a large bay window and en suite shower room, with a family bath/shower room serving the remaining bedrooms.

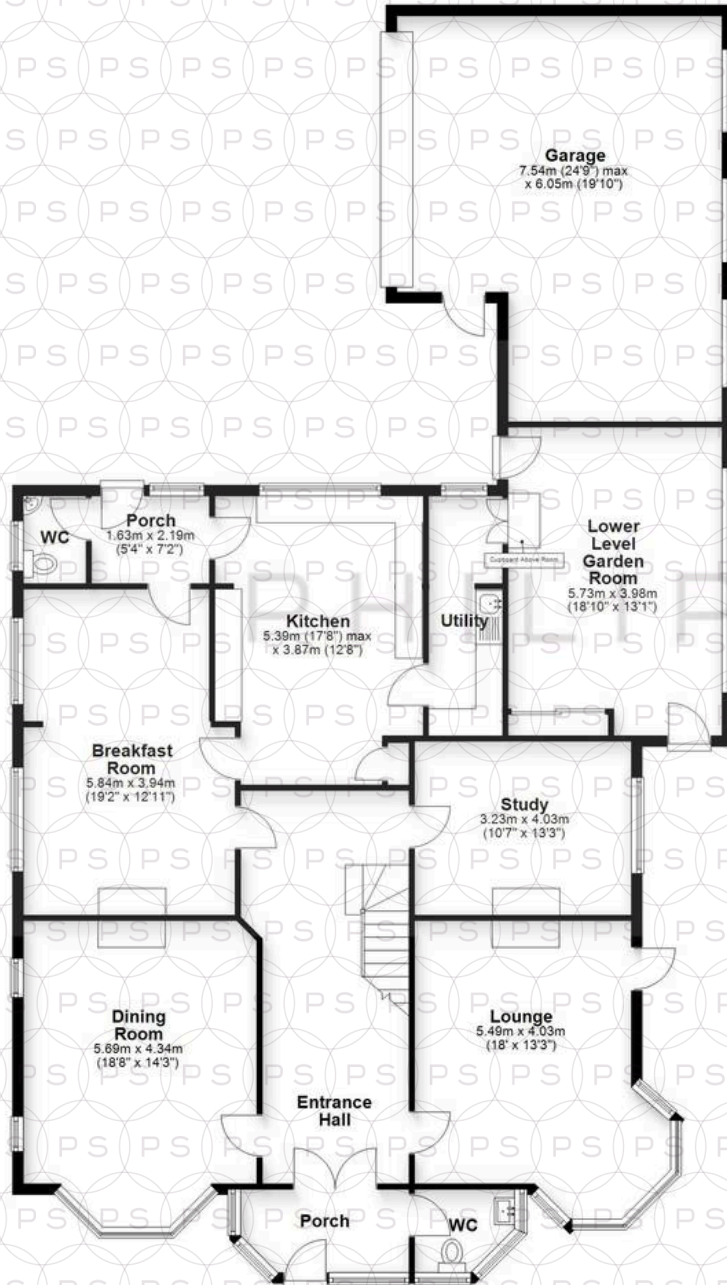
A sweeping in-and-out driveway leads to a double garage with separate access to a games room / home office. The mature gardens include lawns, vegetable cages, a greenhouse and a wendy house, with potential for a tennis court subject to consents.

#### LOCATION:

Located in the prestigious Branksome Park Conservation Area, the property enjoys a prime position within one of the South Coast's most sought-after residential neighbourhoods, known for its substantial homes set on generous plots of at least three-quarters of an acre. The area offers convenient access to the boutique shops, cafés and restaurants of Westbourne and Canford Cliffs villages. Nearby is a wonderful footpath down through the wooded Branksome Chine to the beach. A little further west takes you to Sandbanks Peninsula giving access to the shores of Poole Harbour, yacht clubs and extensive water sports facilities. The renowned championship golf course at Parkstone is within easy reach and excellent transport links include mainline rail services to London Waterloo in around two hours.



Ground Floor



First Floor



Total area: approx. 326.5 sq. metres (3514.2 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)

Floor produced using PlanUp.

2 Bury Road, -



## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

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

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.