

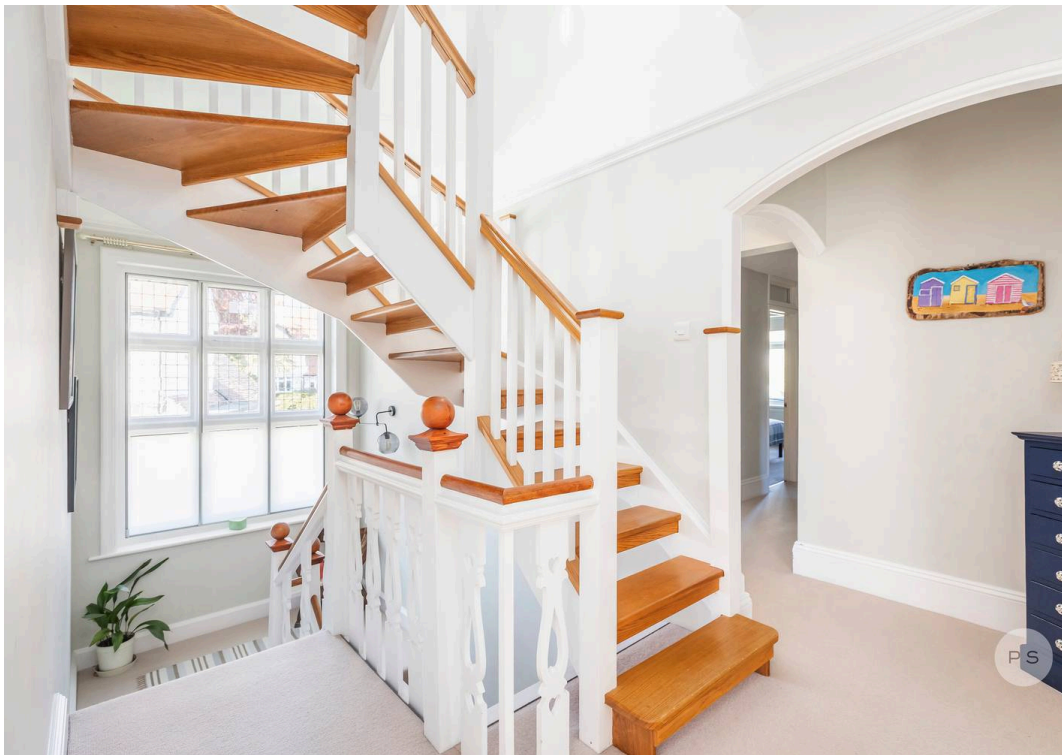
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Corriemoor, 30 Westminster Road, Branksome Park, Poole - BH13 6JJ

For Sale £1,550,000

PS



# Corriemoor

## Branksome Park

Corriemoor is a substantial Arts & Crafts family house of more than 3,600 sq.ft, set within a level, established garden that enjoys a private, sunlit orientation through the day. The house balances period character with a later extension, creating generous and adaptable accommodation across three floors. At its centre sits a kitchen dining space anchored by an Aga, flowing naturally into a sun room and garden beyond, shaping the rhythm of daily life. The proportions are notable, particularly within the principal rooms and upper level, where flexibility allows for multi generational living, a nanny or more informal uses.

- Circa. 500 metres to Branksome Chine Beach
- Arts & Crafts style detached house in established residential setting
- Five double bedrooms & five bath or shower rooms
- Level, mature garden with private sunlit orientation
- Two principal reception rooms plus study
- Kitchen dining day room centred around Aga
- Sun room/games room opening onto the garden terrace
- Principal bedroom suite with dressing room and ensuite
- Top floor providing flexible additional accommodation
- Gated frontage with hardstanding for boat or vehicles
- Summer house, garden store and utility or boot room
- Internal floor area 338 sq.m / 3,635 sq.ft
- Council Tax Band G £3,999.98
- EPC Rating D
- Tenure Freehold



A practical covered entrance leads into a welcoming lobby and central hallway, where exposed timber flooring and a sense of width set the tone, a scale rarely found in an urban setting and more akin to that of a country house. From here the principal rooms unfold with clarity. A study with fireplace sits to one side, equally suited as a playroom, while the formal sitting room and separate lounge both feature deep bay windows, high ceilings and period detailing, including coving and fireplaces, one with a wood burner. To the rear, the kitchen dining room forms the social core of the house with a central island and Aga, and linking through into a sun room or games room with garden access. A well fitted utility room provides practical solutions and secondary access to the garden. Upstairs, the first floor is arranged around a generous landing. The principal bedroom suite has a sense of scale with a bay window overlooking the garden, a walk in dressing room and a fully tiled ensuite. Additional bedrooms on this level are well proportioned doubles, all with ensuites. The second floor extends the accommodation further with two large rooms and a central shower room, offering flexibility for guests, older children, a nanny or alternative uses such as a media space.

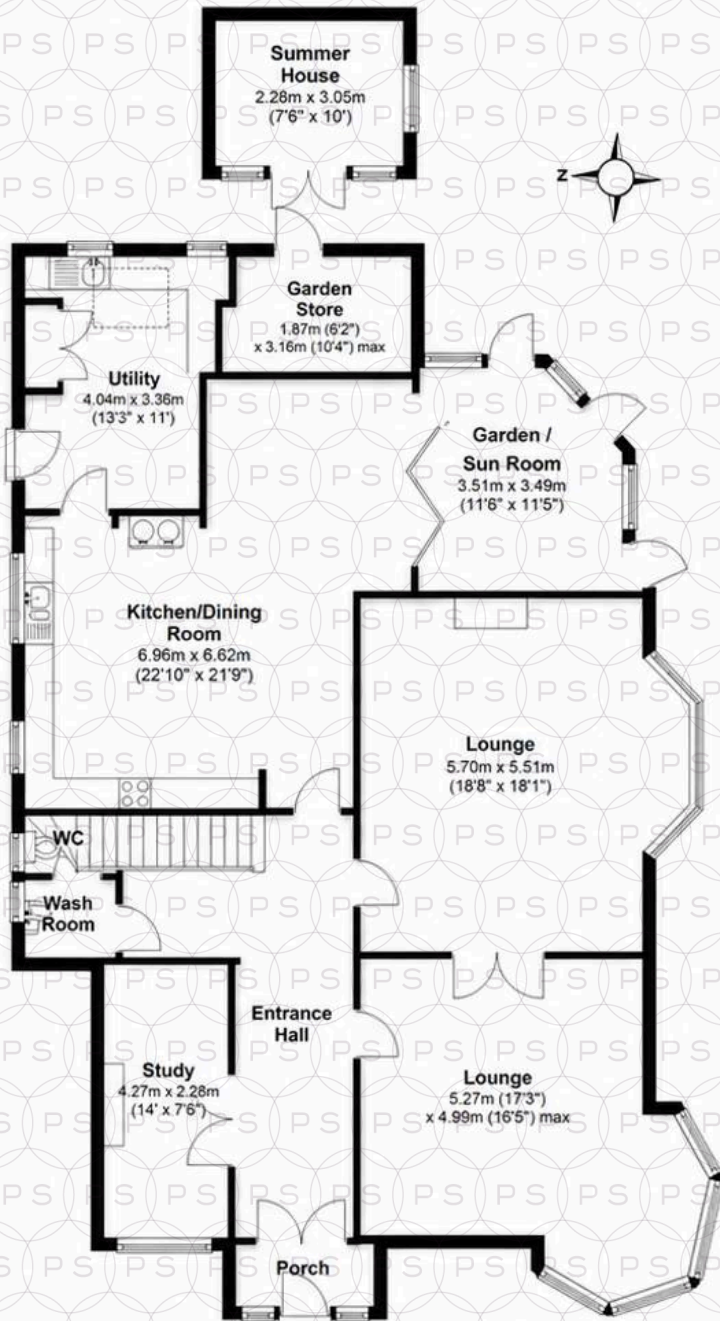
The garden unfolds around the house, creating a natural buffer from the outside world and bringing a constant sense of green outlook and calm into the interior. From almost every room, there is a connection to planting, sky and seasonal colour. A paved terrace leading off the kitchen / sun room is ideal for relaxed alfresco dining, and a summer house and garden store offer additional flexibility, while gated access leads to a driveway and hardstanding suited to larger vehicles or a boat.

#### LOCATION:

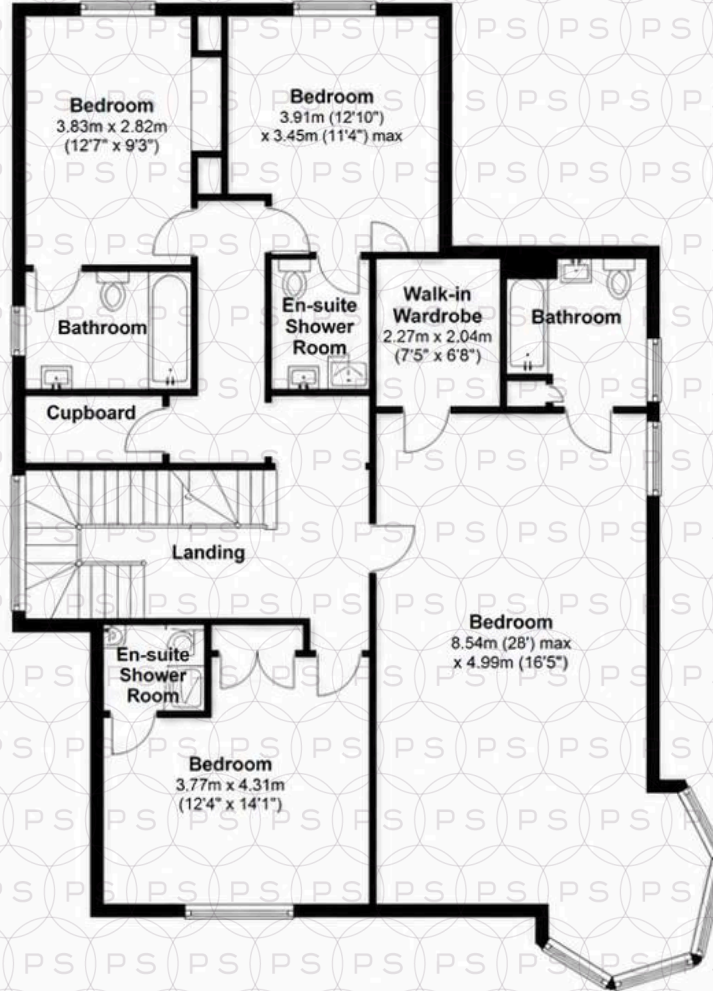
Corriemoor sits within a highly desirably leafy residential setting, with an easy scenic route to the beach at Branksome Chine approx. 500m away. Close to everyday amenities with Westbourne & Canford Cliffs Villages each approx 1.5km away, known for their independent cafés, restaurants, boutiques, libraries, post offices and bars. Branksome Railway station is nearby providing a direct service to London Waterloo in around two hours. The wider area offers access to Poole Harbour, Sandbanks and a variety of water based and coastal activities, reinforcing the appeal for family life to evolve through the years.



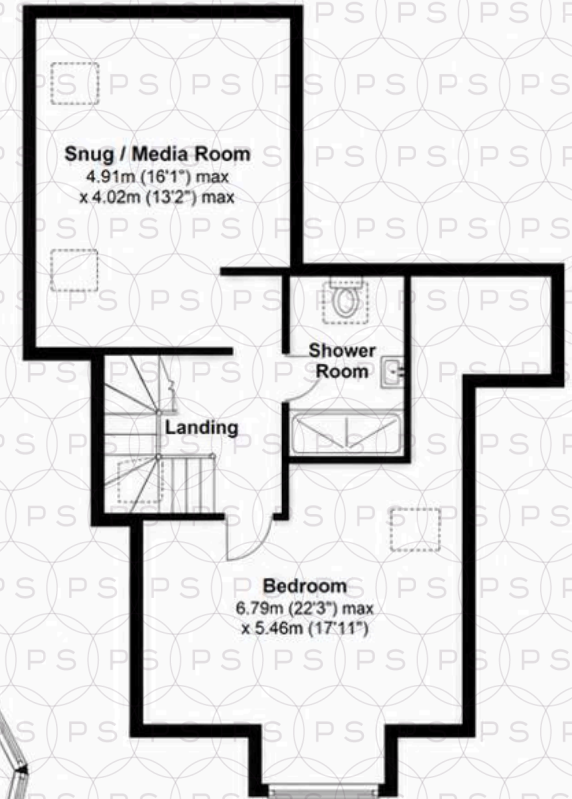
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 337.7 sq. metres (3635.4 sq. feet)

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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.  
Plan produced using PlanUp.

30 Westminster Road, -



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