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4 Cassel Avenue, Branksome Dene, Branksome Park - BH4 8JN

For Sale £1,525,000

PS



# Cassel Avenue

## Branksome Dene

Set behind electric gates on a quietly established residential avenue, this substantial family house unfolds with nicely balanced proportions. It is a house designed around family life, where children can potter between kitchen and garden, and larger gatherings settle comfortably across interconnected living spaces. A broad entrance hall leads through to double aspect reception spaces centred around an open fireplace, with bi-fold doors creating an easy connection to the garden beyond.

- 130m to Branksome Dean Chine footpath to beach
- Detached family house in leafy crescent-shaped avenue
- Five double bedrooms
- Three ensuite shower rooms plus family bathroom
- Living & dining room with fireplace & garden access
- Extended kitchen & breakfast room with island and pantry
- Dedicated home study & utility room
- South facing rear garden with garden pavilion
- Electric gated driveway & pitched roof garage
- Floor Area 3,042 sq.ft
- EPC Rating D
- Council Tax Band G £3,999.98
- Tenure Freehold



The extended kitchen, dining and family room forms a sociable centrepiece to the house, arranged around a large central island with relaxed seating. The kitchen includes a double opening pantry, dedicated coffee and drinks area, and full height refrigeration. There is ample space for dining and informal seating, with corner bi-fold doors opening directly onto the terrace and garden. A separate utility room connects to a further garden room used for additional laundry and storage. Amtico and oak flooring run throughout much of the ground floor, linking the entrance and principal living spaces, while large rear windows bring natural light across the day. A fitted study provides a practical workspace or quieter retreat, while a cloakroom and enclosed porch with built in storage complete the ground floor. Upstairs, the generous proportions continue via an impressive staircase and landing. The principal bedroom is double aspect with fitted wardrobes and an ensuite shower room. Two further bedrooms also feature modern ensuites, offering flexibility for family or guests. Bedroom four overlooks the garden and includes fitted storage, while bedroom five is currently arranged as a spacious dressing room. A family bathroom with separate bath and shower serves the remaining rooms.

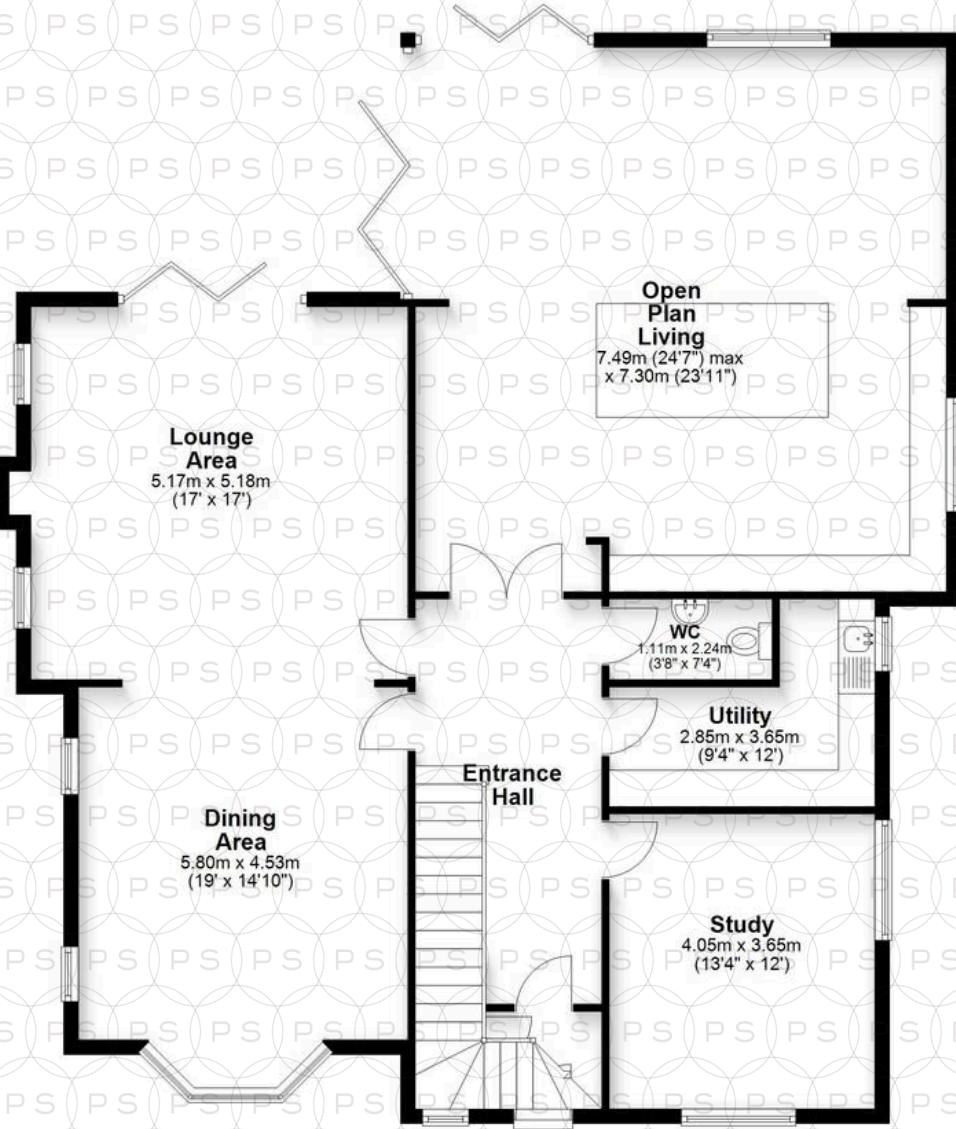
The rear garden faces south and is arranged with lawn and a stone BBQ area. A planted bed with water feature provides structure, while a covered seating area with electric awning and integrated audio extends use into the evening. To the front, the house is set behind electric gates with a driveway and garage with electric door and eaves storage. Adjoining is a garden room or external utility space with an integral fridge, plumbing for a washing machine and an outside heated tap.

#### LOCATION:

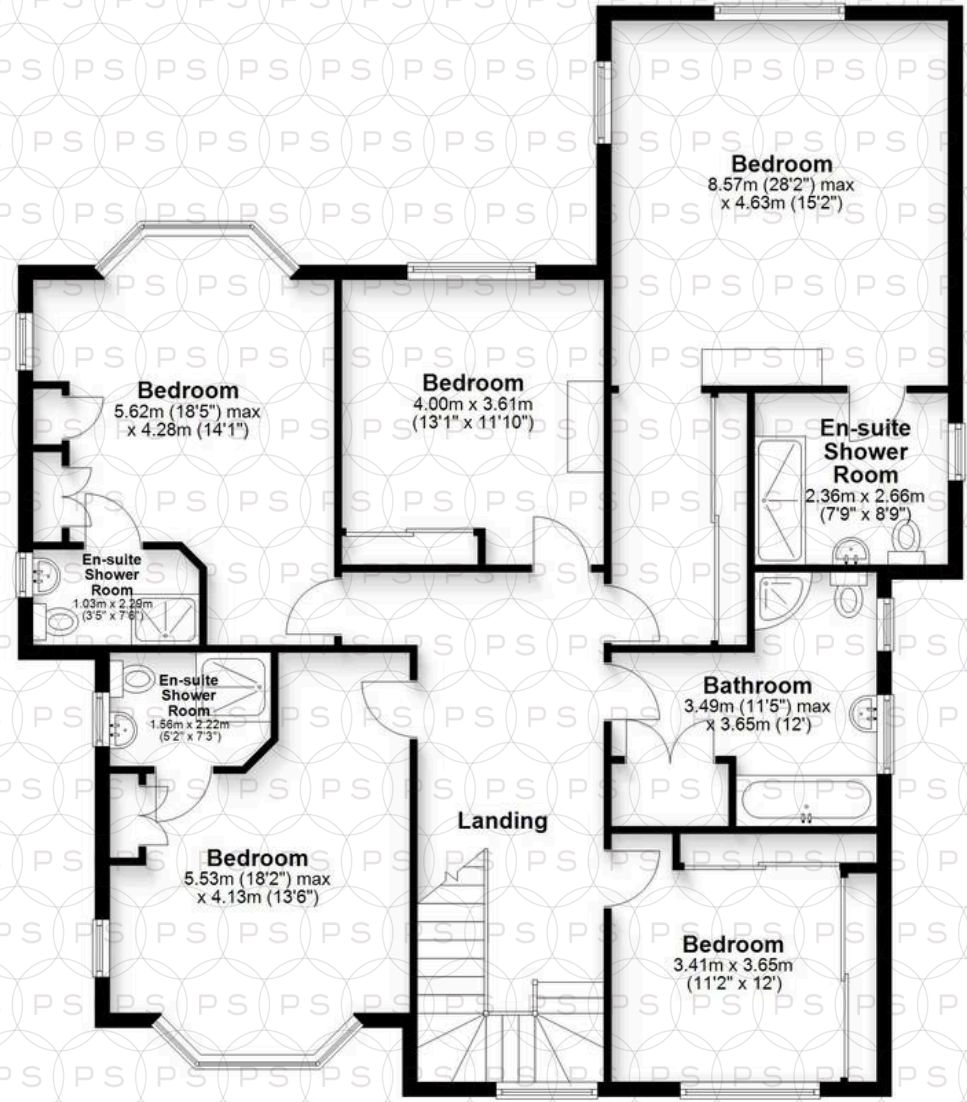
Cassel Avenue is a residential gem, much loved for its leafy neighbourhood, sweeping crescent shape and hidden footpath descending through the pine tree lined Branksome Dene Chine to reveal a 10 mile stretch of award winning sandy beach, all within approximately 350 metres of number 4. Beyond early morning swims and evening walks by the sea, Westbourne and Canford Cliffs villages are both nearby, offering a good selection of cafés, restaurants, bakeries, delis, shops and everyday amenities. Direct rail services to London Waterloo run in approx. 2 hrs from Branksome or Bournemouth.



**Ground Floor**  
Approx. 150.0 sq. metres (1615.1 sq. feet)



**First Floor**  
Approx. 132.6 sq. metres (1427.2 sq. feet)



Total area: approx. 282.6 sq. metres (3042.3 sq. feet)



## Philippa Sole Ltd

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