

PS



Furzen Lodge, 34 Western Avenue, Branksome Park, Poole, BH13 7AN

£2,250,000



## Furzen Lodge

**Furzen Lodge** is a distinguished detached residence that captures the enduring appeal of 1920s architecture, combining elegant proportions, abundant natural light, and a remarkable sense of permanence throughout. Set along prestigious Western Avenue and approached via a long private driveway behind electric gates, the house enjoys exceptional privacy within mature grounds. Beautifully balanced reception rooms, generous bedroom accommodation and established gardens create a home ideally suited to family life, while the woodland backdrop and proximity to the coast offer a rare combination of tranquillity and convenience within Branksome Park.

- Elegant 1920s detached residence with timeless architectural character
- Impressive approach via a long private electric-gated driveway
- Beautifully proportioned accommodation extending to over 3,300 sq/ft including garage and outbuildings
- Secluded south facing plot approaching 1 acre
- Versatile arrangement of reception rooms ideal for family life and entertaining
- Stylish modern kitchen with central island and integrated Bosch appliances
- Five generous bedrooms including a principal suite with en suite facilities
- 3 reception rooms
- Extensive parking and double garage
- Council Tax Band: H £4,799.98
- EPC Rating: D
- Freehold



Approached via a long private driveway behind electric gates, Furzen Lodge immediately conveys a sense of arrival. The accommodation has been thoughtfully arranged to retain the character and atmosphere of the period, with elegant proportions and an easy flow between the principal living spaces.

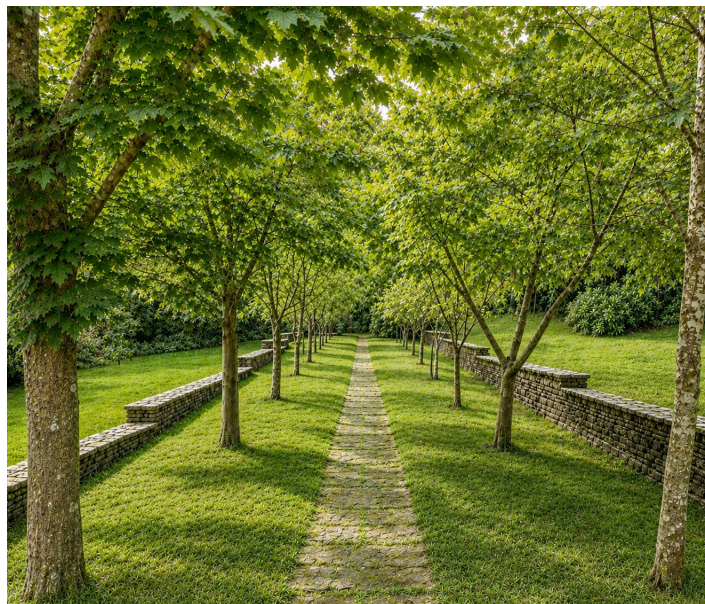
The drawing room serves as a particularly impressive focal point, providing a refined setting for both entertaining and everyday living. Large windows frame views across the gardens and draw natural light deep into the interior. The contemporary kitchen is designed around modern family life, featuring extensive cabinetry, integrated appliances, a central island and a well defined breakfast area. A spacious dining room and garden room further enhance the versatility of the accommodation, providing excellent spaces for both formal occasions and relaxed family gatherings.

Upstairs, the property continues to impress with five well proportioned bedrooms, including a principal suite with fitted wardrobes and contemporary ensuite facilities. The remaining bedrooms are served by a family bathroom, while a separate office provides valuable flexibility for home working or study.

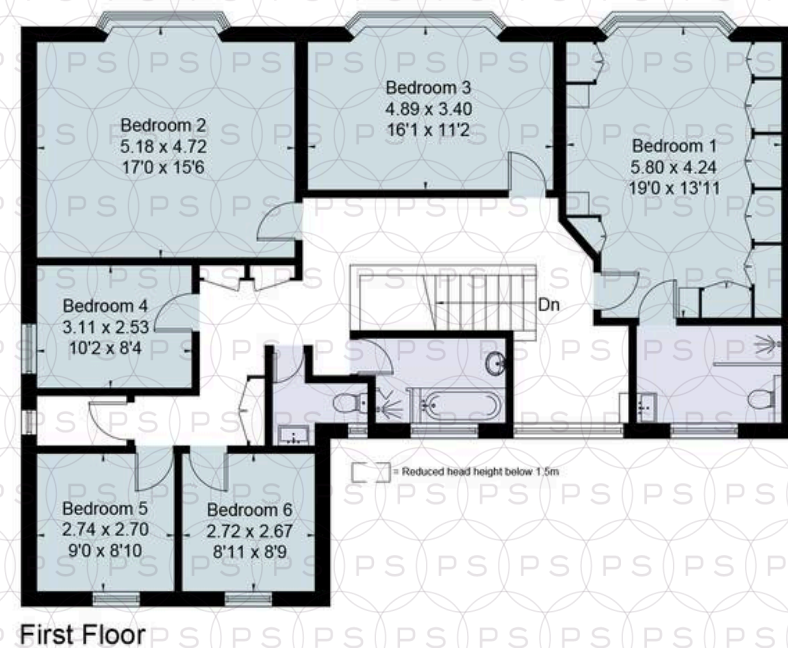
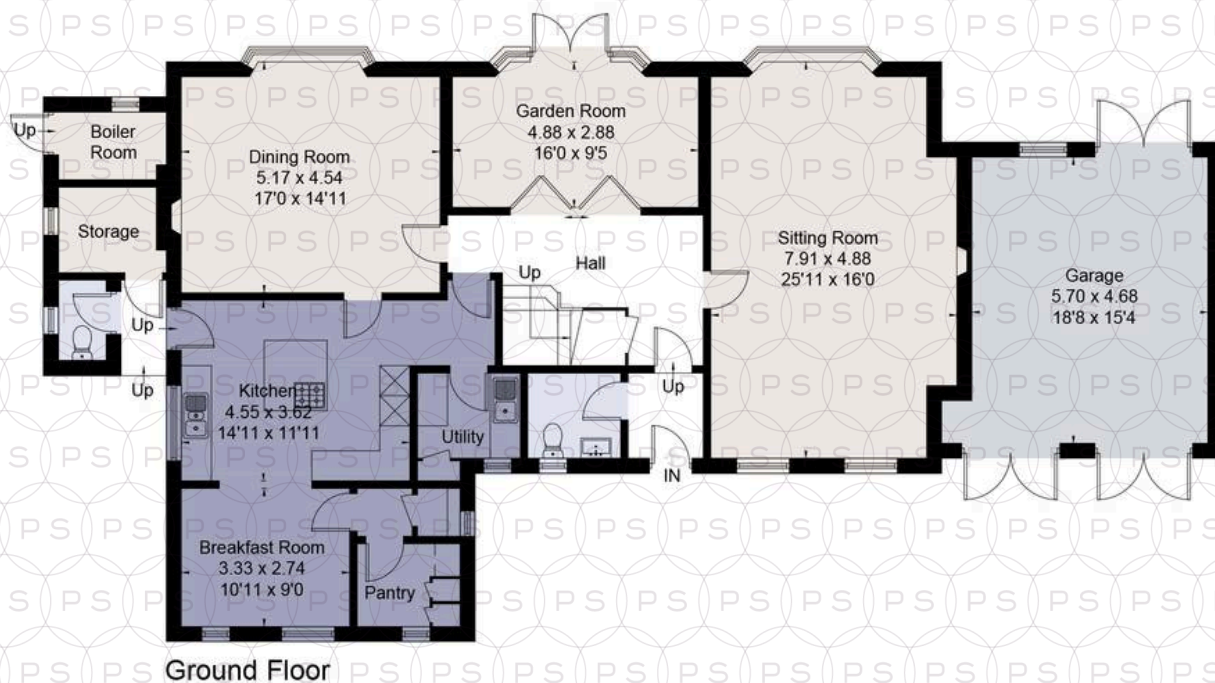
The grounds are a defining feature of Furzen Lodge. Extending to approaching one acre, mature trees, established planting, and generous lawns combine to create a peaceful and secluded environment that feels remarkably private. A patio terrace provides an ideal setting for outdoor dining and relaxation, enjoying views across the gardens and surrounding greenery. At the far boundary, a gate leads to a charming woodland walk, creating a rare connection with nature and enhancing the tranquil atmosphere of the property. Extensive parking, a substantial double garage and excellent ancillary storage complete this highly practical family home.

#### Location

Positioned on prestigious Western Avenue in Branksome Park, Furze Lodge enjoys a peaceful setting surrounded by mature woodland and substantial homes. Branksome Chine and the area's award winning beaches are approximately 1 mile away.



Approximate Area = 273.2 sq m / 2941 sq ft  
 Garage = 27.9 sq m / 300 sq ft  
 Outbuildings = 8.6 sq m / 92 sq ft  
 Total = 309.7 sq m / 3333 sq ft  
 Including Limited Use Area (3.1 sq m / 33 sq ft)  
 For identification only. Not to scale.  
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