



**VENTRY CLOSE, POOLE, DORSET, BH13**

**£600,000 FREEHOLD**

A four-bedroom townhouse situated just a short walk to Westbourne village, whilst offering spacious and versatile accommodation throughout, tastefully refurbished by its current owners.

A four bedroom townhouse | Set on an exclusive development in Branksome Park | Being just a short walk to Westbourne, | Offering spacious and versatile accommodation extending to just over 1,600 square feet | Four bedrooms | Three luxury fitted bathrooms | Two reception rooms | Utility room | Secluded level landscaped rear garden | Integral garage | Off road parking for two cars

**Winkworth**



## LOCATION

Branksome Park is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses. Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

A four-bedroom townhouse set on an exclusive development in Branksome Park, being just a short walk to Westbourne, offering spacious and versatile accommodation, set over three floors, extending to just over 1,600 square feet. The property has been tastefully refurbished by the current owners and comprises on the ground floor a bedroom/reception with luxury shower room, utility room and an integral garage. To the first floor there is a large lounge with access onto the sun terrace, a dining room which in turn leads to the kitchen which has a feature island and stretches across the front of the property.

To the top floor there are three bedrooms, all of which benefit from fitted wardrobes and the main bedroom further benefits from an impressive recently fitted en suite shower room and there is a further contemporary bathroom. Externally the property has a level landscaped secluded rear garden, and to the front of the property there is off road parking for two vehicles.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** F

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

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Westbourne | 01202 767633 |

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