



Pinewood Road
Branksome Park
BH13 6JS

**DETACHED 4 BEDROOM HOME ON SUBSTANTIAL SURROUNDING PLOT
IN PRIME LOCATION - POSSIBLE REFURBISHMENT PROJECT TO EXTEND
OR POTENTIAL FOR RE-DEVELOPMENT – OUTLINE PLANNING
PERMISSION FOR 3 x TOWNHOUSES OR 6 x FLATS**

Guide Price £1,440,000

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Built of brick and rendered elevations under a clay tiled roof, 6 Pinewood Road is a spacious 4-bedroom house sitting within a substantial surrounding plot with detached garage, driveway with ample parking and landscaped garden. Located in Branksome Park, Pinewood Road is a short 10 minute walk from Branksome Dene Beach and 13 minute walk from Branksome Chine Beach where a link to the Promenade runs along the beaches to Bournemouth Pier and town centre.

The Front Door opens into an Entrance Porch which in turn opens into the Entrance Hallway from which all ground floor rooms are accessed. The open plan Sitting Room is a light and airy room with large windows overlooking the front garden and patio doors to the side garden, there is a feature fireplace and ample space for comfortable seating. An open arch follows through to the Kitchen/Dining Room, another light and bright room with dual aspect windows and patio doors to the rear garden. The Kitchen has a good selection of wall and base storage units, generous worktop space and a semi-island return separates the Kitchen and Dining areas whilst maintaining a sociable family space.

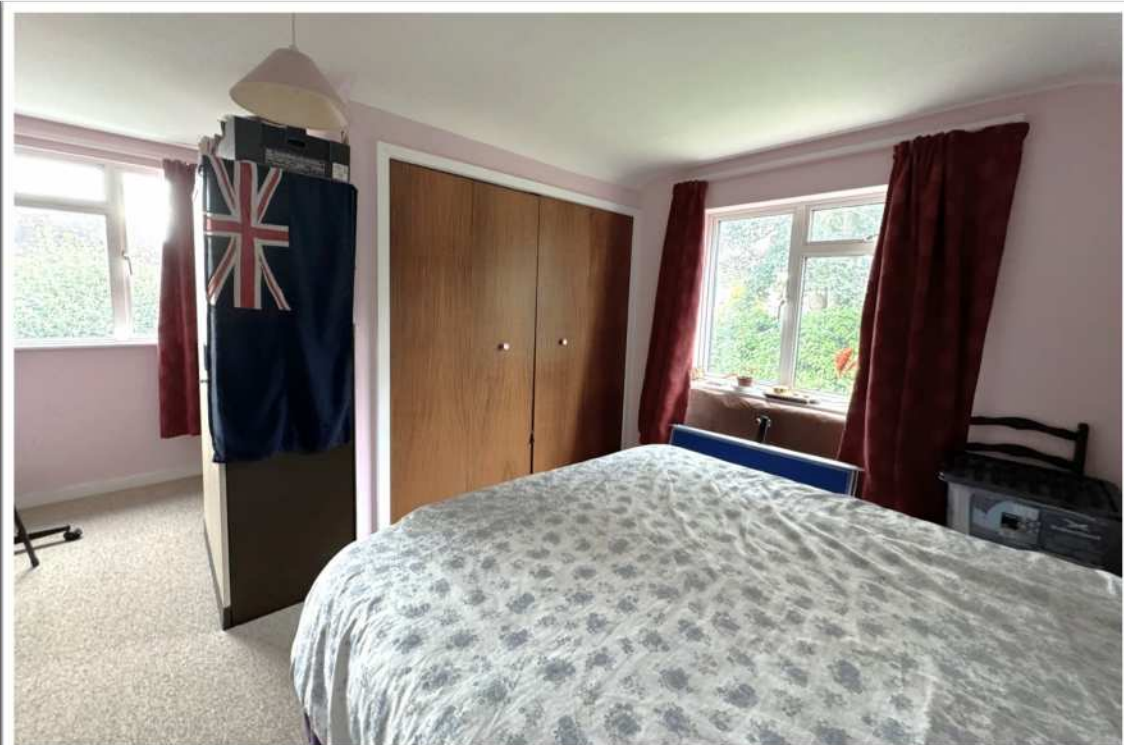
The Master Bedroom is on the ground floor with door opening onto rear garden, built in cupboard and En Suite Bathroom comprising of bath, walk in shower, washbasin and w.c. There is also a separate Cloakroom on the ground floor with wash basin and w.c.

Stairs lead up to the first floor with three double Bedrooms, a Family Shower Room, and large built in storage cupboards along the length of the Landing.

Outside there is a wraparound enclosed garden, with lawn, patio terraces, greenhouse, vegetable and fruit areas, gardens with shrubs and flowers, a wooden potting shed and the most amazing 4m x 3m Oak framed gazebo with shingle roof a great entertaining space whatever the weather. There is a detached double garage plus a store room and separate sun room (all double glazed), driveway parking, gates to separate the rear driveway from the front driveway with added parking and gravel garden.

This is a great opportunity to purchase a property in a prime location with potential to refurbish and extend, or to take advantage of the pending planning permissions which have been submitted to demolish the existing dwelling and replace with either three townhouses or an attractive block of 6 apartments. Viewing is highly recommended to justify the potential this property has to offer.



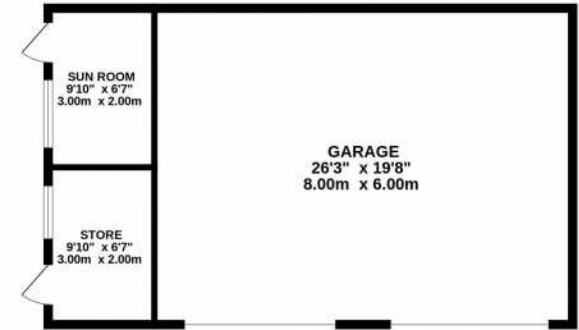
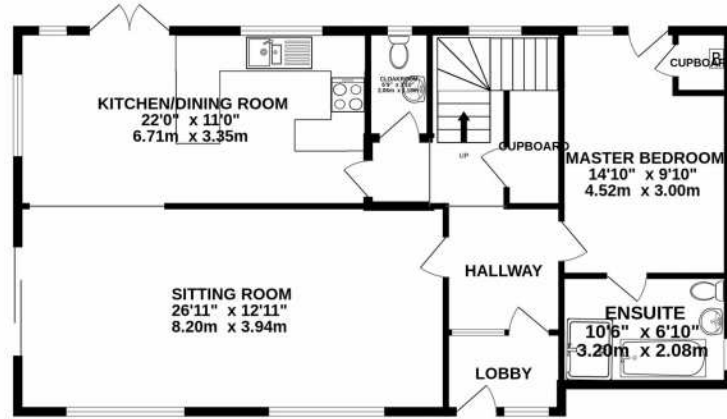






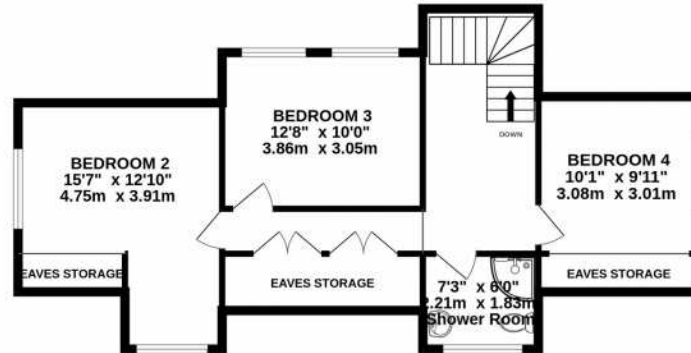
GROUND FLOOR
1689 sq.ft. (156.9 sq.m.) approx.

Gas fired Central Heating
Double Glazed throughout
Council Tax—Band F



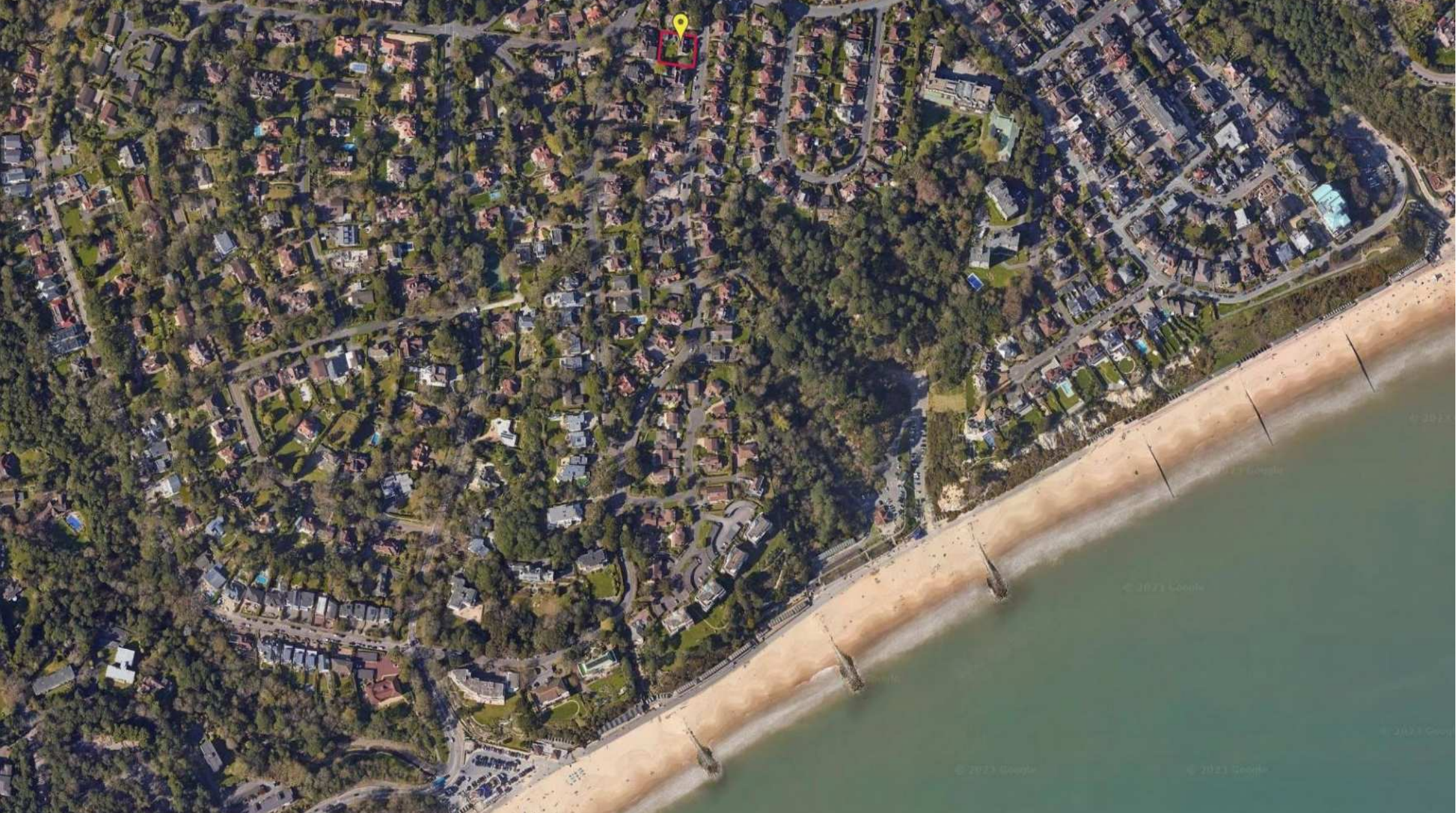
Garage, Store & Sun Room = 646 sq.ft. (60 sq.m)

1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



Including Garage, Store & Sun Room
TOTAL FLOOR AREA : 2348 sq.ft. (218.1 sq.m.) approx.

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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Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

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