



'MIDDLEMARCH'
BRANKSOME PARK

Location

'Middlemarch', 20 Mornish Road
Branksome Park, Poole, Dorset BH13 7BZ

Price Guide £3,250,000

Mornish Road is arguably the best of a handful of premier roads within the 'Branksome Park Conservation Area'. 'Middlemarch' occupies a magnificent $\frac{3}{4}$ acre south facing plot affording total privacy. This private tree lined road has long been recognised as one of, if not the, most desirable and affluent locations within 'The Park'. The conservation area itself covers approximately 360 acres.

Less than 100 yards away is 'Branksome Chine' and from here you can enjoy the leafy walk direct to the local award winning beach.

Day to day amenities, together with three designer hair salons, four banks, five restaurants etc, are all available in the nearby 'Village'. More comprehensive shopping is available in Poole, Bournemouth and Westbourne, some two miles away.

The equally renowned areas of Poole Harbour and Sandbanks Peninsula are close by (one mile) and offer all manner of facilities for water activities including marinas and yacht clubs. From the harbour entrance the Sandbanks Chain Ferry will take you and your car to the National Trust owned Studland beaches and the Isle of Purbeck. To explore Brownsea Island, a foot ferry awaits you. For those wishing to go further afield lies the beautiful New Forest, some 40 minutes drive, which itself needs no explanation.

London - 108 miles by car

London Waterloo - 1 hr 50 mins by train

Bournemouth International Airport - 8 miles

Southampton International Airport - 35 miles

Poole Continental Ferry Port - 2 miles





ACCOMMODATION

- Entrance Hall
- Magnificent galleried Dining Hall
- Drawing Room
- Music Room
- Feature Cinema by Dawsons
- Kitchen/Breakfast Room
- Family Room
- Fitted Study
- Cloakroom
- Utility Room
- Master Bedroom suite, dressing room, en-suite bathroom and enclosed terrace
- 4 further bedrooms
- 3 further shower/bathrooms
- Outdoor swimming pool with feature pool house, changing facilities with shower/wc
- Detached office/gymnasium
- Triple Garage





FEATURES OF THE PROPERTY

Situated in a private tree lined road and only 50 metres to Branksome Chine which leads down to the sandy 'Blue Flag' beach.

- South facing gardens and grounds, all professionally maintained and well stocked with specimen trees and shrubs

- Full irrigation system throughout the grounds

- Superb heated outdoor swimming pool, pool house with all facilities

- Surround sound with ceiling speakers in all principal rooms

- Gas fired underfloor heating throughout

- Audio visual entry system linked to remote operated driveway gates

- Comprehensive security system with CCTV monitoring

- Feature fireplace in Drawing Room

- Marble flooring in Entrance Hall and Dining Hall, porcelain flooring to Kitchen/Breakfast Room, Family Room and utility, together with triple garage

- Electronically operated solid wood gates to sweeping brick paviour drive and turning circle

- Water feature with rock fountains

- Cinema incorporating Vidikron widescreen projector installed by Dawsons



