

Seaward House, Western Road, BH13



01202 721999 katiefoxea.co.uk

Katie  Fox
ESTATE AGENTS

What it's got.

Seaward House is a truly exceptional family home set within one of Branksome Park's most prestigious roads, Seaward House combines timeless 1930's elegance with beautifully curated contemporary interiors, all positioned within magnificent private grounds approaching 0.9 acres. Just moments from the golden sands of Branksome Chine and the vibrant atmosphere of Canford Cliffs Village, this is a home designed for luxurious coastal living at its finest.

Approached via wrought iron electric gates, the property immediately creates a sense of arrival. The sweeping driveway, mature surroundings and handsome architectural styling offer an impressive first impression, while the wonderfully private setting provides a rare feeling of peace and seclusion.

Extending to approximately 5,760 Sq. ft, the accommodation has been thoughtfully renovated and meticulously enhanced by the current owners during their long tenure, creating a home that feels both sophisticated and effortlessly welcoming. Large windows flood the interiors with natural light, while elegant proportions and versatile living spaces make the house equally suited to relaxed family life and stylish entertaining.

Upon entering the property, you are welcomed by a grand reception hallway with solid wooden sweeping staircase and double casement doors showcase the garden beautifully. At the heart of the home is a stunning bespoke kitchen, dining and family space with a striking lantern skylight above, creating a bright and social hub where family and friends naturally gather. Formal reception rooms provide beautiful spaces for entertaining, whilst the games room, study and Utility and cloakroom areas allow the property to adapt seamlessly to modern lifestyles. The gym enjoys a wonderful atrium style feel, enhanced by bespoke shaped windows that flood the space with natural light, creating an inspiring and uplifting environment to exercise in. Whether hosting large celebrations, enjoying cosy winter evenings or simply embracing day to day family life, every room has been designed with comfort and functionality in mind.





The bedroom accommodation is equally impressive, arranged across the first and second floors. The first floor offering four bedrooms, each with full en-suite facilities. The principal suite enjoys a luxurious feel, with walk in wardrobe it perfectly complementing the calm and tranquil atmosphere that flows throughout the home. As staircase takes you to the top floor where you will find a bedroom suite complete with bedroom five, lounge (or further bedroom six) and bathroom, it even has its own balcony to admire the views of the garden. A further room can easily be converted to a kitchen for a fully self-contained top floor area.



The grounds are a particular highlight. The level rear garden stretches to approximately 95 metres, offering an incredible amount of usable outdoor space rarely found in such a prime coastal location. Beautiful mature planting creates privacy and year-round greenery, whilst expansive lawned areas provide the perfect environment for children to play, family gatherings or summer garden parties. A large terrace to the rear of the house is ideal for al fresco dining and entertaining long into warm summer evenings.

Adding further appeal, a gate at the rear of the garden leads directly onto Branksome Chine, where a picturesque woodland walk guides you through to the beach in just over 500 metres. Morning swims, paddleboarding at sunrise, sandy walks with the dog and relaxed lunches overlooking the sea can all become part of everyday life here.



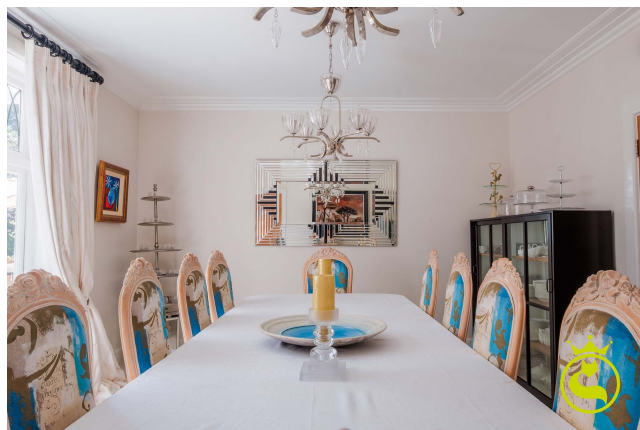
For those seeking an elegant coastal residence with substantial accommodation, outstanding privacy and an exceptional lifestyle setting, Seaward House presents a rare opportunity to acquire one of Branksome Park's finest family homes.

What the owner says.

“We have loved calling Seaward House our home for the past 20 years. It has been a wonderful place to raise our family and has provided the perfect setting for countless gatherings with family and friends, both inside and out.

One of our children’s favourite features when they were younger was the secret gate leading directly to the beach, which always felt like a special adventure. We have also enjoyed the convenience of being able to walk into Canford Cliffs village, with such an excellent range of amenities right on our doorstep.

While we will be sad to leave, our children have now grown up and the time feels right for us to begin the next chapter of our lives. We hope another family will enjoy Seaward House as much as we have and create many happy memories of their own here.”



Where it is.

Branksome Park remains one of the South Coast's most sought-after residential locations, renowned for its peaceful tree-lined avenues, prestigious homes, and exceptional lifestyle offering. Characterised by generous plots, mature woodland surroundings, and an atmosphere of privacy and exclusivity, the area has long been favoured for its unique blend of tranquillity and coastal living. Residents enjoy an enviable setting that combines elegant architecture with close proximity to some of Dorset's most desirable destinations.

Just moments away, the vibrant villages of Canford Cliffs and Westbourne provide an outstanding lifestyle experience, offering an eclectic mix of boutique shops, artisan bakeries, independent cafés, stylish restaurants, and everyday conveniences. From relaxed brunch spots and fine dining establishments to wellness studios and specialist retailers, these thriving neighbourhoods create a lively social atmosphere while retaining a strong sense of charm and community.

For those drawn to the coast and outdoor pursuits, the surrounding area is second to none. Nearby Poole Harbour one of the world's largest natural harbours together with the renowned shores of Sandbanks, provides exceptional opportunities for sailing, paddle boarding, kayaking, windsurfing, and a variety of other water sports. Beautiful sandy beaches, scenic coastal walks, championship golf courses, and picturesque green spaces further enhance the area's appeal, creating an enviable balance between leisure, recreation, and refined everyday living.

Excellent transport links and highly regarded local amenities only add to Branksome Park's enduring popularity, making it an exceptional place to call home for those seeking a sophisticated coastal lifestyle in one of the South Coast's most desirable settings.



Key Features.

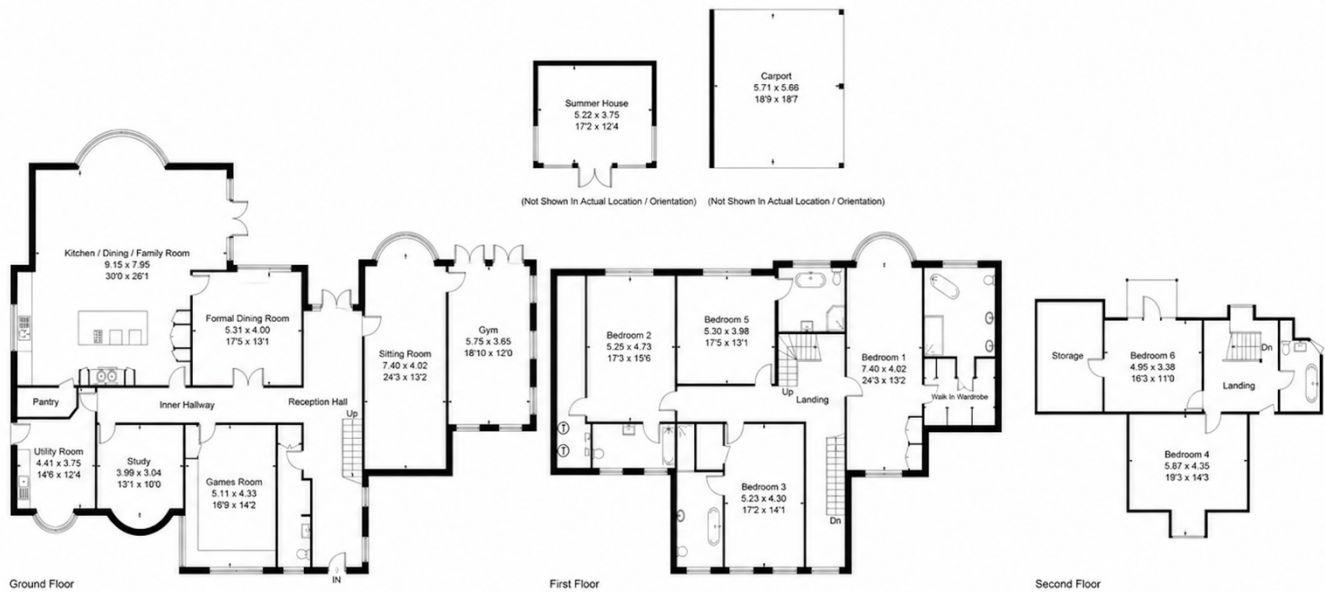
- Impressive 5670 Sq. Ft in accommodation
- Six double bedrooms & five full bathrooms
- Superb open plan kitchen/diner/family room
- Master bedroom suite with walk through dress area and en-suite
- Close to the beach with gated access from garden
- Plenty of charm & character throughout
- Five reception rooms
- Substantial plot with beautifully landscaped gardens & fully automated sprinkler system
- Tastefully & stylish designed throughout
- Viewing strongly recommended





Floor Plan.

Approximate Floor Area = 535.1 sq m / 5760 sq ft



DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.