



WESTBURY

30A BURY ROAD, BRANKSOME PARK, BH13 7DG







## FEATURES

Detached house extending to in excess of 7000 sq ft | Sitting room | Dining room | Study  
Kitchen designed by Mark Wilkinson | Indoor heated swimming pool complex  
Master suite with 10' high ceilings and Hulsta dressing room  
Four further en suite bedrooms | Villeroy & Boch sanitary ware throughout  
Guest wing with en suite bathroom | Air conditioned cinema  
0.87 acre south west facing plot | Full Lutron programmable lighting  
Limestone flooring | Under floor heating | Integrated audio visual system  
CAT5E cabling | Triple garaging\*

Westbury is an imposing detached family home offering in excess of 7000sqft of accommodation. Presented in immaculate order throughout, the property occupies a stunning south westerly facing plot extending to 0.87 of an acre.

Westbury was designed and built to exacting standards by the current owners; the house offers the highest quality fittings along with flexible and spacious accommodation throughout. Located in an enviable position within the heart of Branksome Park in one of the area's most exclusive roads, the property is within a short walk of Branksome Chine giving access to the beach and a short distance away from Canford Cliffs village.

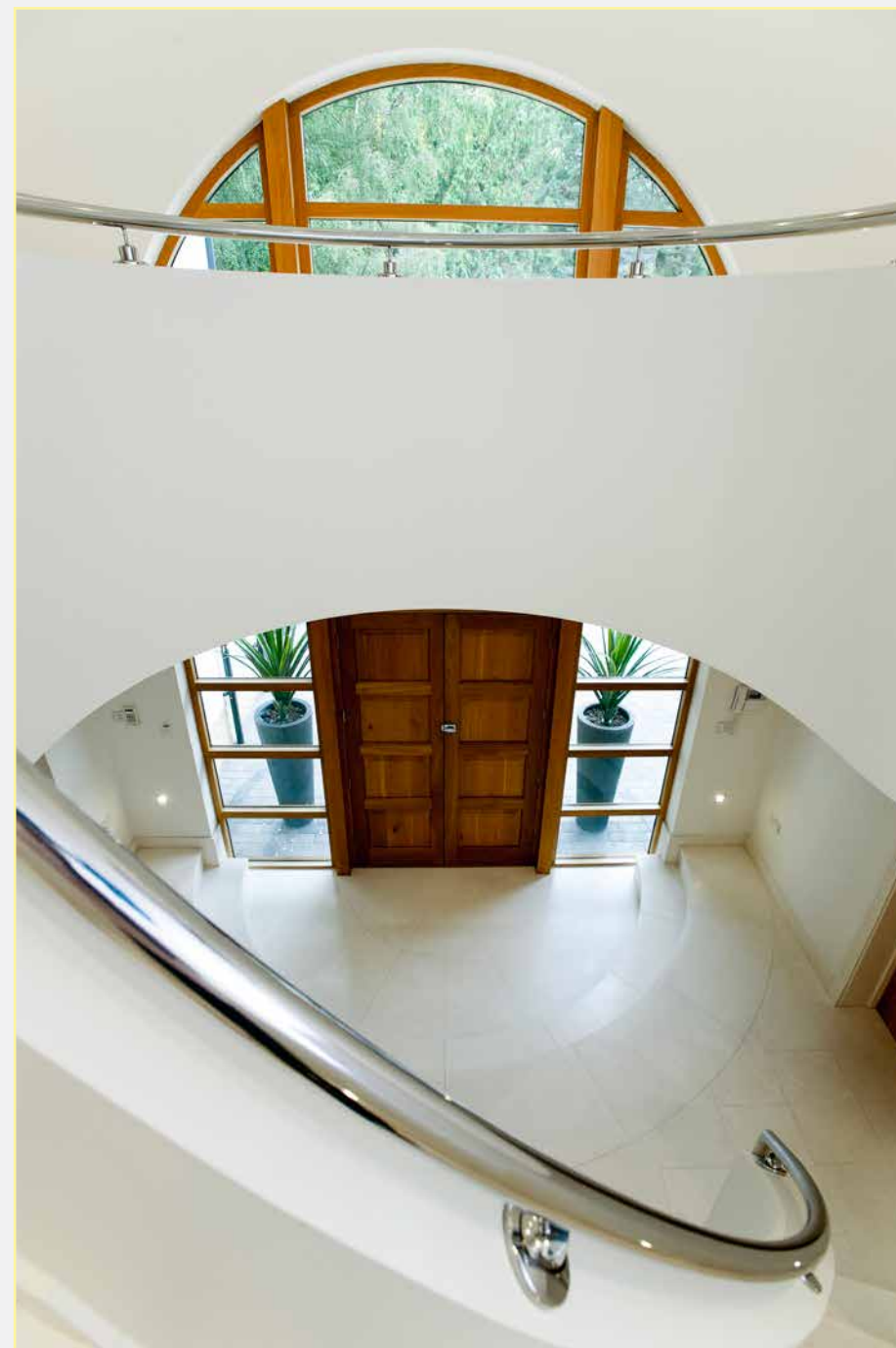
Branksome Park is an exclusive area of Poole nestled between Poole and Bournemouth with Canford Cliffs and Westbourne village centres a short distance away. All homes within Branksome Park have a minimum plot size of 3/4 acre with a variety of contemporary and traditional homes.

Westbury is approached via double opening electric gates leading up a sweeping block paved driveway providing parking and access to the integral triple garage.

Upon entering the house you are greeted with an impressive reception hall with a curved staircase and galleried landing with limestone flooring leading through the entrance hall into the kitchen family room. The kitchen having been designed and fitted by 'Mark Wilkinson' offers the highest quality of fittings including a Miele oven, microwave, warming draw, steam oven, hob, extractor and coffee machine with a Sub Zero fridge freezer and wine cooler. The living area is bright and spacious overlooking the rear terrace but also having access via double doors to the internal swimming pool complex.







The pool complex boasts a ten meter mosaic tiled swimming pool. Directly above the pool is a full length skylight with inset blue lighting, along with three sets of double French style doors to one side opening up to the garden. This impressive leisure complex also contains a shower and steam room, changing room and WC.

Accessed from the entrance hall are three further reception rooms and a cloakroom. The dining room which can also be accessed from the family area of the kitchen has a remotely operated gas fire and two sets of double French doors leading to the rear terrace. The formal living room which is wired for a Bang & Olufsen media system also has a remotely operated gas fire and French doors to the rear terrace. The study has a double aspect overlooking the front of the house and is accessed from the entrance hall.

Leading from the galleried landing is the master bedroom having a walk in dressing room designed and fitted by Hulsta and a luxury appointed en-suite bathroom with Villeroy and Boch sanitary ware. There are four further double bedrooms each benefitting from an en-suite bathroom. The master bedroom and bedroom two also have private rear facing balconies.

The inner hallway provides access to a utility room, garden store and plant room with an internal door through to the garage along with a galleried staircase leading to a first floor landing. Two large rooms occupy the first floor, one being the guest quarters comprising of a double bedroom with en-suite bathroom and the other being a fully fitted air conditioned cinema room.







The generous triple garage has three independent up and over electric doors along with a fully tiled floor and large storage cupboards.

The rear garden has been carefully designed and landscaped with a large terraced seating area adjacent to the house. There is a raised decked sunbathing area housing a sunken Jacuzzi, and steps with bedded boards to each side lead up to a stunning private lawned garden.

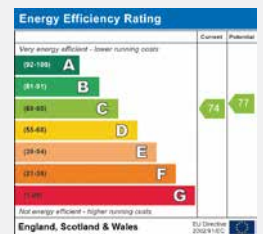
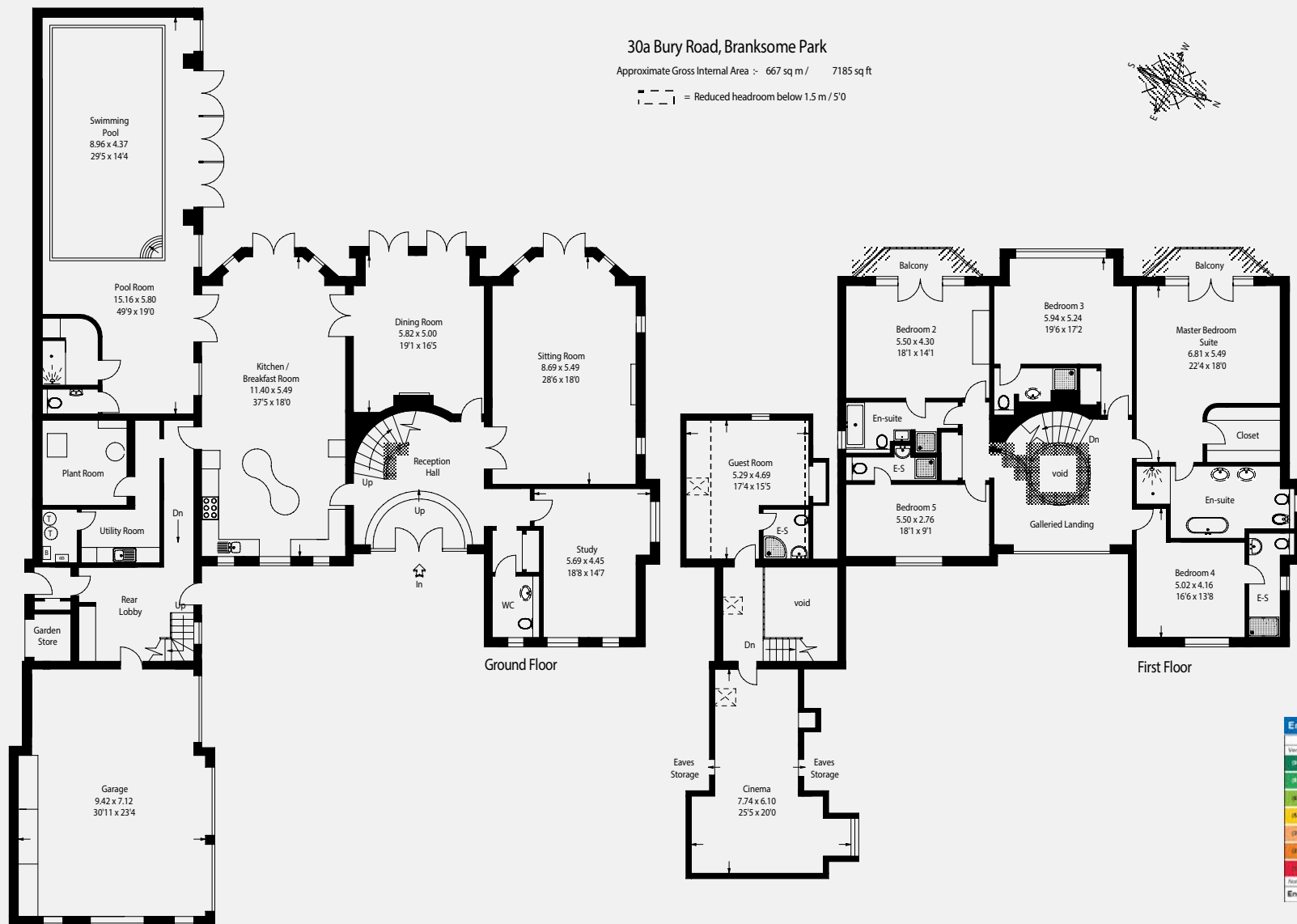
Other specification includes CAT 5E cabling throughout, fully programmable Lutron lighting, under floor heating throughout, integrated audio visual system.

Viewing is strictly by appointment only.

NB: In accordance with the estate agent act of 1979, we wish to declare a personal interest in this property.







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290 Sandbanks Road  
Lilliput, Poole  
Dorset, BH14 8HX  
01202 709888  
poole@maysestateagents.com  
maysestateagents.com

