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**Tailor Made**  
 ESTATE AGENTS & LETTINGS



**7a, Bury Road, Branksome Park, Poole, BH13 7DD**  
**£3,550,000 Freehold**

Beautifully designed and planned by the current owner in association with award winning local architect David James. This absolutely stunning brand new contemporary five bedroom property, is flooded with natural light and is situated in the heart of Branksome Park on a plot in the region of ¾ of an acre.

- Over 6100 Square feet
- Smart House technology including security and audio visual system
- Nuaire mechanical heat and ventilation recovery system
- Porcelenosa tiles
- Oversized walnut doors throughout
- Bespoke remote control Drue gas fire in the piano room
- Bespoke curved glass doors to piano room
- Bespoke designed curved steel , walnut and glass staircase
- \*Draft Details



## SPECIFICATION

This stunning property certainly impresses the moment you approach via the long sweeping driveway and large electric gates. The large entrance hall has feature double height windows that frame the superb glass and walnut staircase which is studded with under lit LED lighting and presents a fantastic first impression. The high ceilings and glass walling throughout the ground floor offer a feeling of light and space which flows effortlessly from one room to the next. The generous reception rooms offer spacious and versatile accommodation all having access to the lovely terraces and gardens via large sliding glass doors. The ground floor also has a generous sized fifth bedroom/office/study with en-suite facilities and the four stunning bedrooms to the first floor have fabulous en-suites and dressing areas and are individual in character and layout. The master and guest suite both benefit from having large balconies over looking the lovely grounds. The property is built to the highest specifications and would make a fantastic family home combining excellent living space with an abundance of entertaining space. Situated in the heart of Branksome Park, on a good sized plot in the region of ¾ of an acre the grounds are beautifully landscaped with mature trees and hedging offering a good deal of privacy and seclusion.

## FEATURES

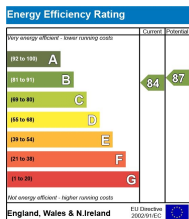
- Over 6100 sq ft
- Smart House technology system including control of Lutron lights, heating, Security and audio visual
- Whole house under floor heating.
- Nuair mechanical heat and ventilation recovery system.
- Nuair mechanical heat and ventilation recovery system.
- Porcelenosa tiles fitted through out ground floor and patios
- Porcelenosa tiles to the bath and shower rooms.
- Over sized bath in master bedroom.

- Top of the range Grohe taps throughout.
- Over sized walnut doors throughout.
- Bespoke remote control water features.
- Bespoke remote control Drue gas fire in the piano room.
- Bespoke curved glass doors to piano room.
- Bespoke designed curved steel , walnut and glass stair case.
- Dressing rooms fitted by living elegance.
- A unique rain water harvesting feature
- Kitchen by Kitchen Elegance
- Double Garage with automatic door

## About the Area

Situated approximately midway between the towns of Bournemouth and Poole and ideally located for the areas shopping, leisure facilities, café society and numerous restaurants including the Rick Stein Restaurant. There are beaches at Branksome Chine and the world famous Sandbanks Peninsula and Poole Bay are only a mile and a half away and superb leisure facilities such as Parkstone Golf Club and several yachting clubs are also close by.

Road and communications are good and both Bournemouth and Poole enjoy mainline railway stations with services to Southampton and London.



All room dimensions given above are approximate measurements

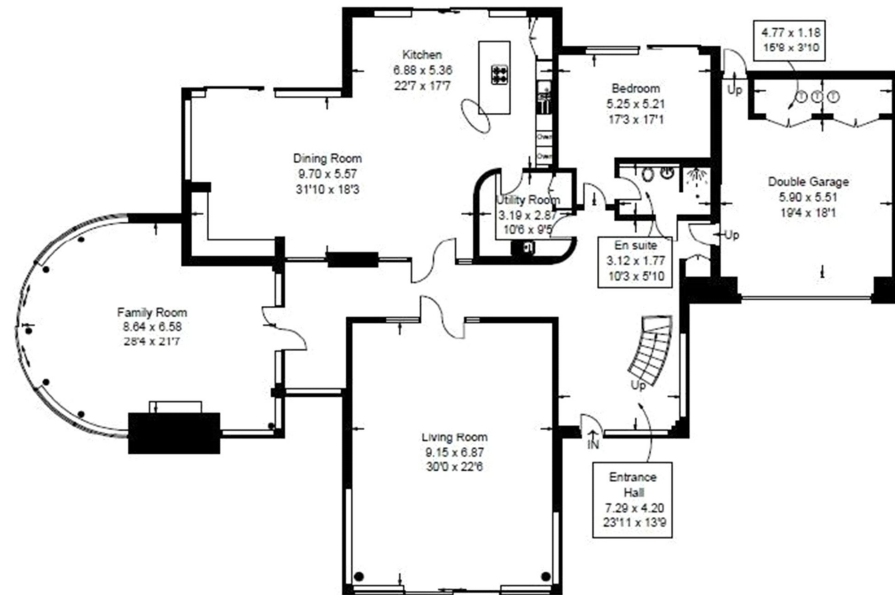
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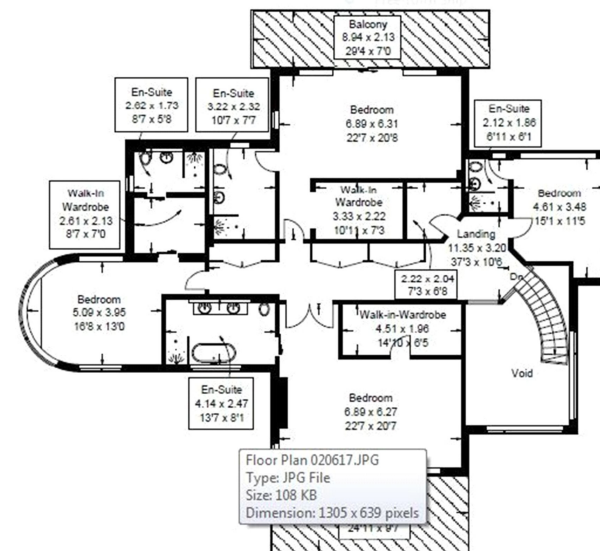
## The Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Ground Floor



Floor Plan 020617.JPG  
Type: JPG File  
Size: 108 KB  
Dimension: 1305 x 639 pixels

First Floor