



**Martello Road
Branksome Park, Poole BH13 7DH**

HEARNES

WHERE SERVICE COUNTS



Martello Road

Branksome Park, Poole, Dorset BH13 7DH

Guide Price: £6,500,000

Surely one of the finest homes in Branksome Park and the whole surrounding area, this significant family residence offers 10,183 sq ft (946 sq m) of accommodation on a plot of approximately 1.3 acres and has been remodelled to a remarkable specification including full smart home automation.

The current owners have overseen the reconstruction of the property during 2014/15 which has been taken from the slabs and blocks upwards to virtually a brand new home throughout, being completed in 2016. It has been an amazing undertaking with no expense spared including Control 4 whole house automation with heating, cooling, lighting, video & audio distribution, gate control and security, all controllable from anywhere in the home as well as remotely from smart phone or tablet.

The combination of classic construction style with a modern twist is evident throughout. Upon entering the property, you immediately know that you are somewhere rather exceptional as the reception hall rises to a high void above you with a splendid sweeping stairway leading to the galleried landing, a contemporary fireplace and impressive oak flooring, all illuminated by the distinctive front window. There is a contemporary open plan style to the ground floor with appropriate separation exactly where it should be and open spaces affording just the right views.

The heart of the home is formed by a spectacular kitchen/dining/living room which is part open plan to a further lounge, separated by a double sided glass STUV fireplace. Across almost the entire rear elevation of the property and pool room are ceiling-height window fronts which are best described in the words of the designers "Sky-Frame lays the foundation for customized spatial concepts and outstanding architecture. Inspired by the Bauhaus vision of "free-flowing space", the flushthreshold sliding windows open up the home interior. Indoor and outdoor space merges to create a unified living environment. The eternal charm of the frameless window concept transforms the view into a spellbinding design feature."

The truly timeless and elegant kitchen is by Martin Moore and includes a 1524mm Wolf double cooker; a substantial centre island; Sub Zero wine cooler, fridge and freezer (<http://www.subzero-wolf.co.uk/>); Zip tap providing instant boiling or chilled water; Miele dishwasher; 3 separate sinks with individual taps and of course all expected fittings within the soft close cabinets and drawers, finished by handsome marble work tops. The preparation kitchen is also by Martin Moore and not to be outdone includes a most agreeable walk-in pantry as well as a range of Miele appliances including a steam combination oven, additional dishwasher, and induction hob.

Above the STUV fireplace in both the living room and lounge are inset Samsung TV's with 5.1 surround sound to the lounge.

The cinema includes a Screen Research screen, Sony projector and speakers as well as Meridian In-wall speakers. As well as the cinema room there are numerous areas for unwinding, exercise or relaxation such as the top floor play room, the first floor gym which overlooks the pool room. The pool room is quite spectacular and has Intellipool automatic pool dosing and monitoring system, an Andromeda dehumidifier, UV water purification, as well as massage jets and water cannon in the pool itself. The Sky-frame window doors can be fully retracted into their wall housings which then merges indoor into outdoor, once again in the "free-flowing space" style of accommodation.

The flooring through the living/kitchen/dining room, lounge and pool room is in substantial limestone slabs which extend over the flushthresholds of the doors into the garden where an expansive matching terrace extends across the entire rear elevation and affords a magnificent entertaining/relaxing area. There is a further sunken decked area providing additional seating and relaxing space.

Heating is provided by a substantial gas fired heating system running underfloor heating throughout the accommodation on all floors. The mains water input has been extended to maximize water pressure. There is however a supplementary pump system and tank, meaning that water pressure to all six showers will remain constant and the system will seamlessly and automatically start/stop the pumps should they be required.

The master suite includes a walk-in wardrobe, luxurious en suite bathroom, gas fireplace, a drop down screen with a projector in Future Automation ceiling lift and concealed in wall speakers. There is also wiring for automated window coverings, and allowance has been made for air conditioning as it has in all the first floor bedrooms and the play room.

The plot is quite a rarity in this area being approximately 1.3 acres and south facing enjoying largely sunny space at the rear. There are plenty of mature trees providing total seclusion and a quiescent atmosphere, but without imposing upon the garden itself which is predominantly laid to a generous level lawn and terrace with attractive beds and borders.

The frontage offers a good deal of privacy, entered via remote control electronic gates with video entry system. The driveway sweeps up to an extensive parking and turning area in front of the triple garage block, which needless to say is fully automated and has a personal door to the main house.

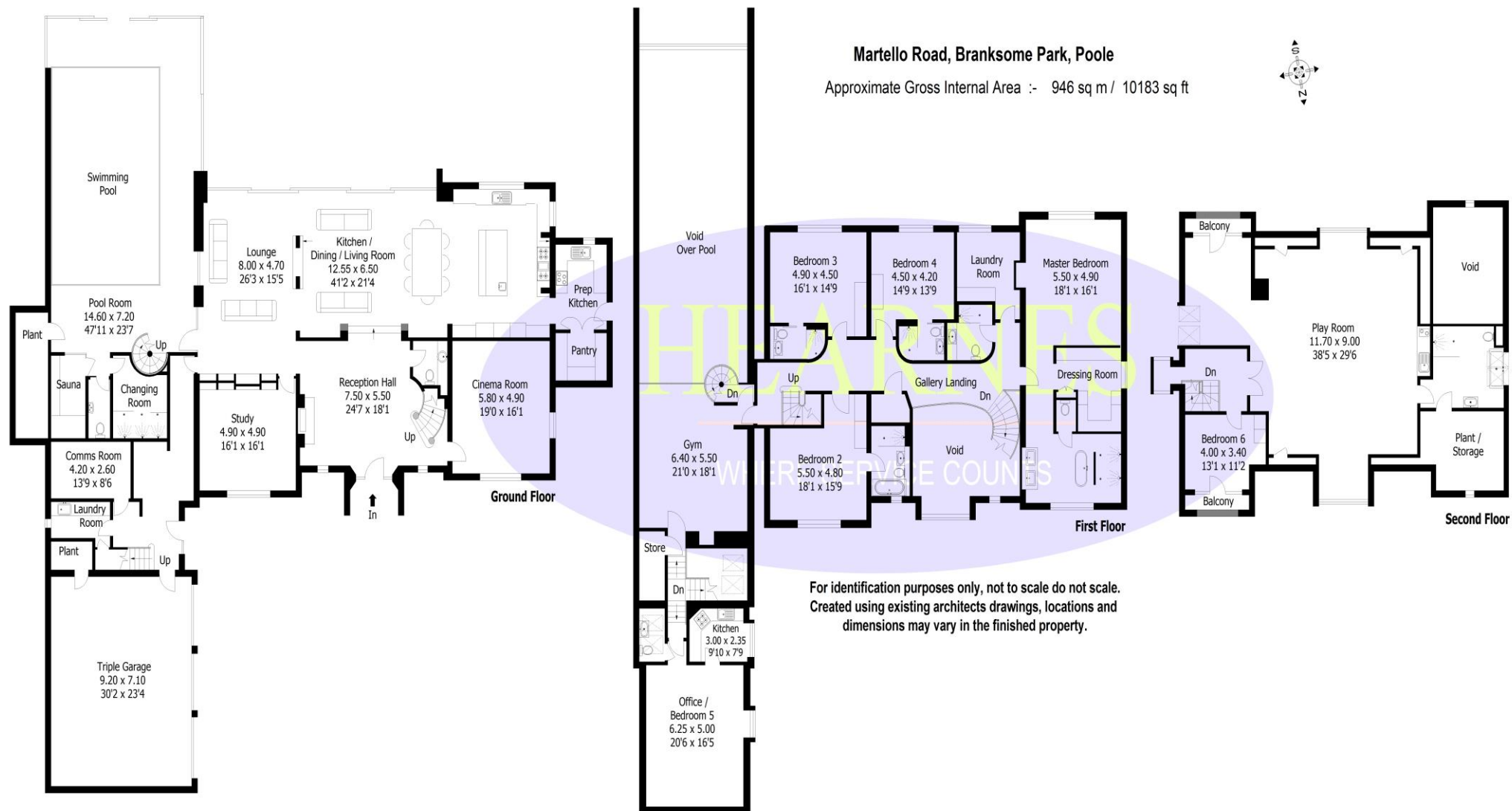
Branksome Park is one of Poole's most affluent areas alongside Sandbanks and Canford Cliffs. It is on the border of Poole, with Bournemouth being on the other side of The Avenue. It is less than two miles from the shopping area of Westbourne and 3.5 miles from The Square in the centre of Bournemouth. Canford Cliffs Village is just half a mile away and the sandy bathing beaches that the area is famous for are within a miles walk. Poole 4 miles. Southampton 35 miles. London 110 miles.

Other noteworthy features include:

- All bedrooms have integrated music – ceiling speaker, TV points, distributed video and air conditioning.
- Annexe potential over garage
- Newly fitted Hayburn windows
- Pool table included in the play room
- Patch panels for all lighting, AV, LAN security and CCTV
- Fully racked comms room with AC and back up UPS – APC Symmetra LX with extended runtime of approximately 6 hours
- Control 4 Lighting switchgear, controller, music bridges and 16 channel amps.
- Cinema amp - Sony DA6400ES
- Snug amp - Denon AVR-X2100W
- Master bedroom amp – Bowers and Wilkins SA250 mk11
- 16 x 16 HDMI matrix
- Paxton access control system
- Telecom alarm system
- Cooker – Wolf ICBDF604CF
- Contemporary reception hall fireplace with living flame fitted gas fire

EPC RATE: C
COUNCIL TAX BAND: H









HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE