



£2,795,000

8 Lakeside Road, Poole, BH13 6LR



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****MODERN & STYLISH**** An immaculately presented DETACHED FAMILY HOME situated only 200m from BRANKSOME CHINE BEACH.

- ACCOMMODATION EXTENDING TO OVER 3700 SQFT
- FOUR BEDROOMS, FOUR EN-SUITES
- GATED DRIVEWAY AND DOUBLE GARAGE
- BRIGHT AND SPACIOUS GROUND FLOOR LIVING AREAS
- ONLY 200M FROM BRANKSOME CHINE BEACH
- IDEAL FAMILY HOME
- GREAT GARDEN FOR ENTERTAINING
- WELL PRESENTED THROUGHOUT

Local Authority BCP, Tax Band H, Tenure: Freehold



Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises

This exceptional four-bedroom detached home offers a rare opportunity to enjoy luxurious coastal living, just 200 metres from Branksome beachfront. Spanning an impressive 3,727 square feet, this contemporary residence seamlessly blends sophistication with comfort.

Upon entering, you are welcomed by a thoughtfully designed layout that exudes both style and functionality. At the heart of the home is a sleek, modern kitchen/diner, complete with integrated appliances and elegant finishes. The expansive L-shaped living room benefits from a dual aspect, bathing the space in natural light, while a stunning







conservatory—featuring stylish sliding doors and a cantilever roof—creates a seamless connection between indoor and outdoor living.

The first floor is equally impressive, with a luxurious master suite boasting a vaulted ceiling, a his-and-hers dressing room and a beautifully appointed en-suite. Three additional double bedrooms, each with their own en-suite, provide ample space for family and guests.

Designed for both practicality and elegance, this home includes a double-width garage, a cloakroom, a utility room, and a dedicated office space. Every detail has been finished to an impeccable standard, showcasing exceptional quality throughout.

Perfect for entertaining, the beautifully landscaped garden offers a private retreat, while a secure driveway behind electric gates provides ample parking and access to the double garage.

For ultimate convenience, the property features a state-of-the-art Control4 home automation system, integrating CCTV, intelligent lighting, burglar alarm system and audio-visual technology throughout.

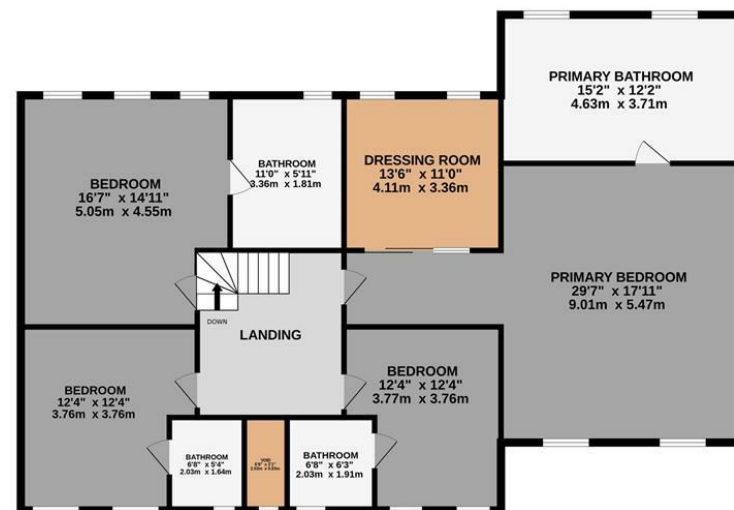
A true masterpiece of modern design, this home offers an unparalleled lifestyle. Contact us today to arrange a viewing and experience its exceptional features firsthand.



GROUND FLOOR
2074 sq.ft. (192.7 sq.m.) approx.



1ST FLOOR
1547 sq.ft. (143.7 sq.m.) approx.



TOTAL FLOOR AREA : 3727sq.ft. (346.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

