

La Pinede, 28 Bury Road, Branksome Park
Poole, Dorset, BH13 7DF



Introduction



Please click on the image above to view our short video introduction to this property.

£4,295,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

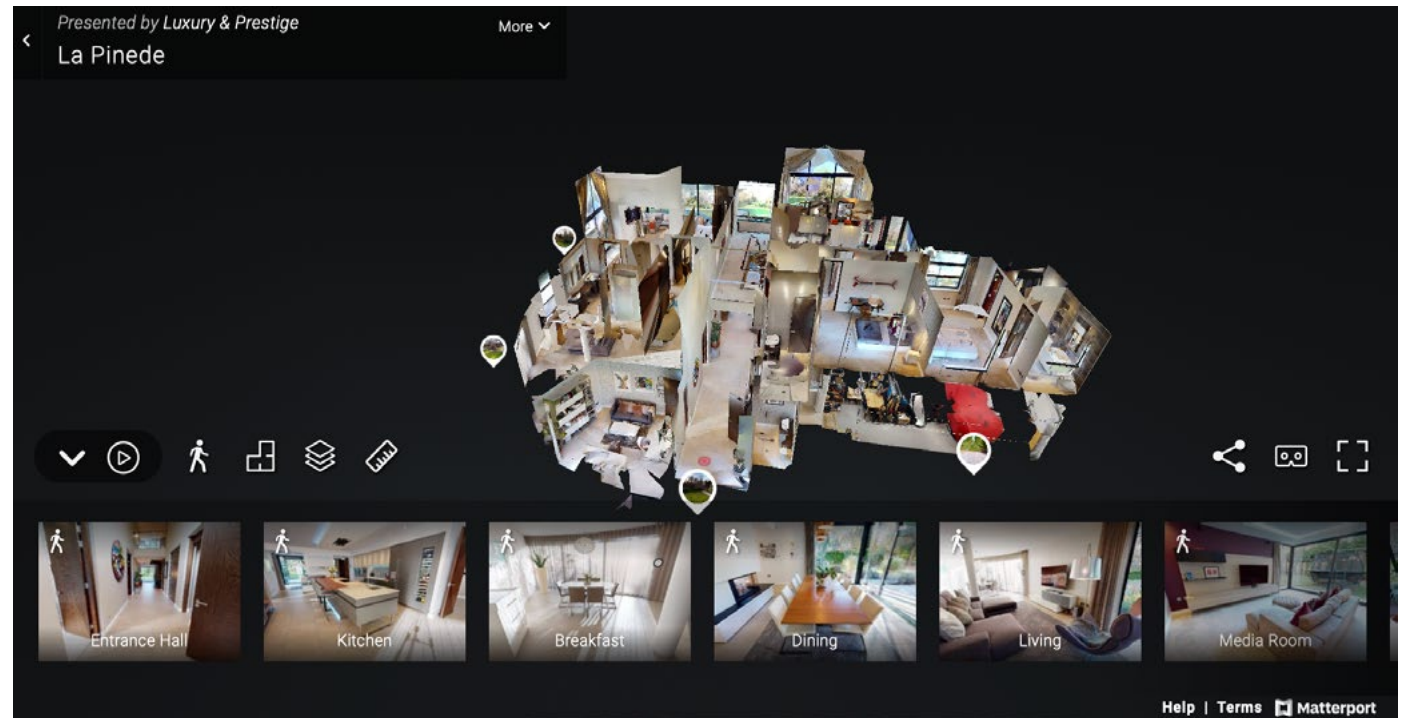
Interactive 3D Tour

Can't wait to view in person?

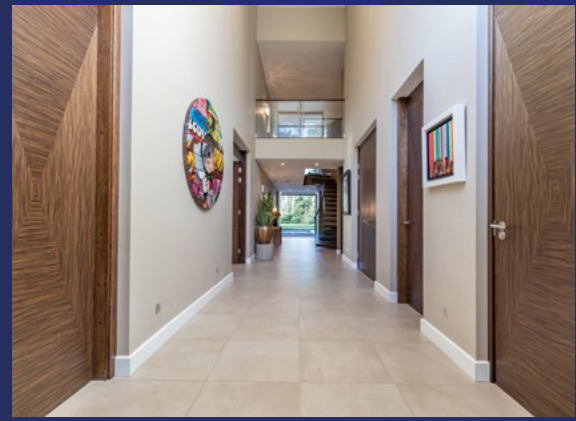
Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



















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GROSS INTERNAL AREA
 FLOOR 1: 3075 sq ft, 286 m², FLOOR 2: 2792 sq ft, 259 m²
 GARAGE: 635 sq ft, 59 m²
 TOTAL: 6,502 sq ft, 604 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

A wonderful contemporary and award-winning home presented in stunning decorative order and set amidst beautiful landscaped grounds. La Pinede extends to approximately 6,500 square feet, imaginatively designed and set over two floors with a stunning galleried hallway. The one-off design benefits from three main elevations resulting in a truly dramatic and highly impressive family lifestyle room with a triple aspect zoned for kitchen, informal living, informal dining as well as formal dining connecting to a paved terrace with a high-tech louvred pergola. Other luxuries include a spacious office, a media room and a 23' gymnasium which could also be suitable for a number of uses.

Upstairs there are five bedrooms each with en suite facilities, four with walk in closets. The master suite boasts a myriad of features including a private sun balcony, a private sitting area, his and hers walk in wardrobes and a palatial en suite bathroom.

The specification also includes under floor gas fired central heating, an integrated a/v system not to mention programmable lighting. Outside the grounds include a hot tub and purpose built sauna.

This location in Bury Road is especially popular as it affords relatively easy access to Canford Cliffs Village via nearby Martello Road South as well as beaches at Branksome Chine accessed via Branksome Park Wood.

- Award-winning design
- Beautiful grounds
- Great location
- Extends to circa 6,500 sq ft
- Stunning kitchen lifestyle room
- Galleried reception hall
- Media room
- Gymnasium
- Immense master bedroom suite
- Hugely impressive specification

Guide Price: £4,295,000

Tenure: Freehold

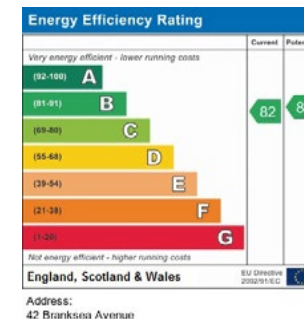
Stamp Duty: Main Home £414,150*
Additional Home £543,000*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2020/2021 £3,631,78)

Energy Performance Certificate:



Get in Touch....



- IN PERSON:** We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.
- BY PHONE:** 01202 007373
- BY EMAIL:** info@luxuryandprestige.co.uk
- PROPERTY REF:** 0487



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

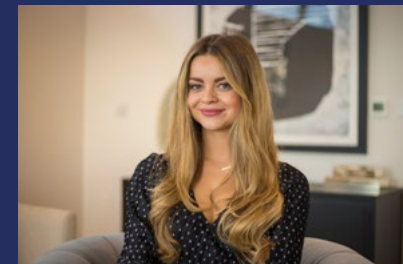


LUXURY &
PRESTIGE
Exclusive Properties

David Chissell
07795 835647
david@luxuryandprestige.co.uk



Harriet Towing
07809 908718
harriet@luxuryandprestige.co.uk



Joanna Miller
07902 340687
jo@luxuryandprestige.co.uk



Steve Isaacs
07970 878106
steve@luxuryandprestige.co.uk

