

Pineacre, 30 Bury Road, Branksome Park
Poole, Dorset, BH13 7DG



Introduction



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

£2,750,000

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

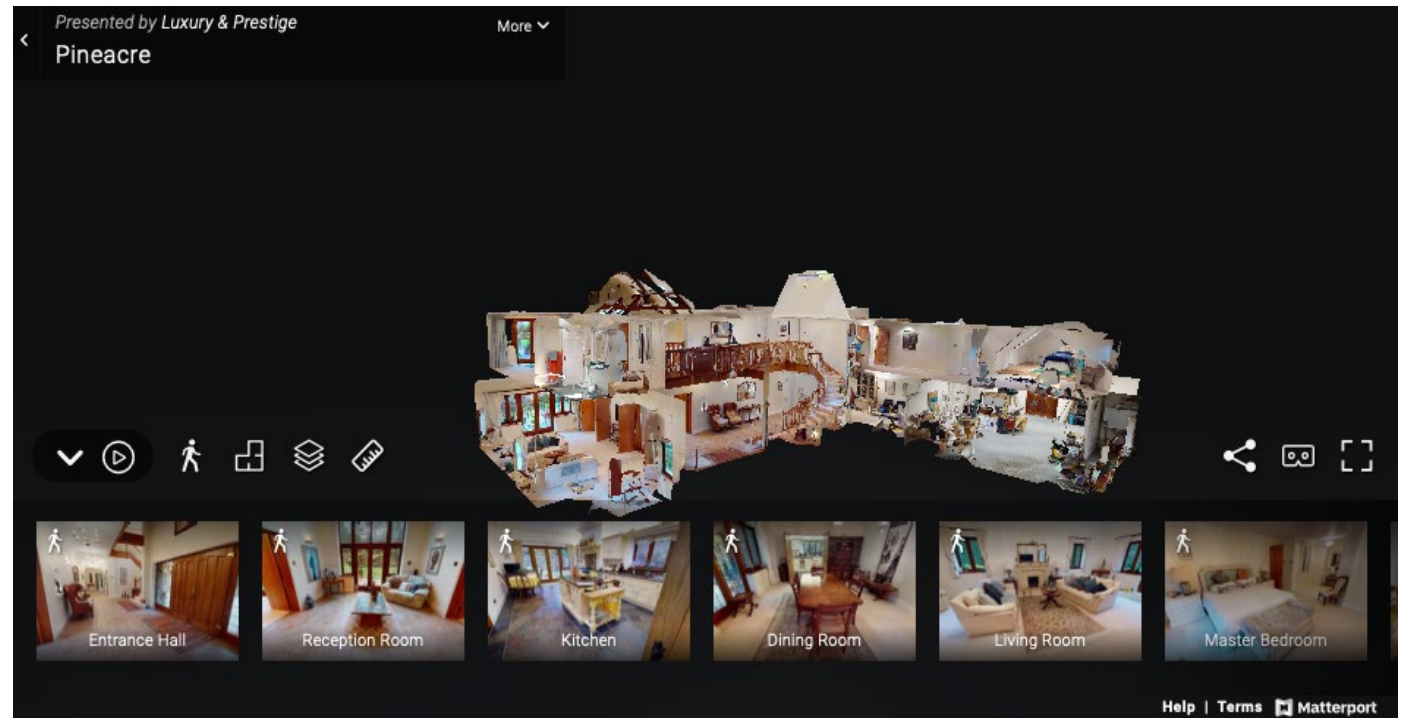
Interactive 3D Tour

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.



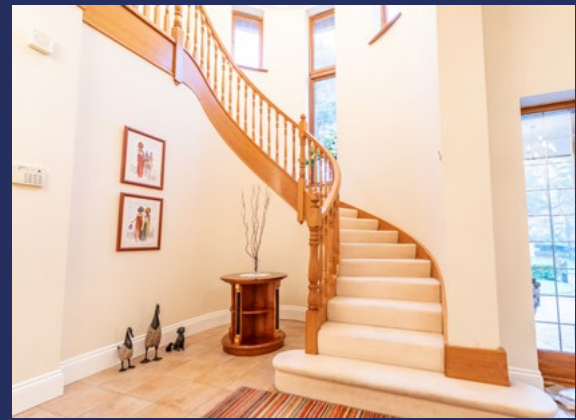


30
PINE
ACRE











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GROSS INTERNAL AREA
 FLOOR 1: 2273 sq ft, 211 m², FLOOR 2: 2068 sq ft, 192 m²
 REDUCED HEADROOM BELOW 1.5M: 283 sq ft, 26 m² GARAGE: 717 sq ft, 67 m²
 TOTAL: 5,341 sq ft, 496 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Pineacre occupies a wonderful position in Branksome Park. It boasts a huge and impressive frontage to the road and manicured grounds with a sunny aspect to the rear. With its sweeping driveway and turret it remains a good looking house, retaining a sense of arrival.

The accommodation extends to circa 5,000 square feet and it includes lots of interesting features such as a vaulted ceiling over one of the receptions and a wonderful galleried walkway to the master bedroom suite. A radius staircase leading to the first floor is also impressive meaning there is no shortage of features or character in this otherwise modern home constructed approximately twenty years ago.

There is a total of five bedrooms and five bathrooms and a choice of receptions including a 31' living room not to mention a fitted study. The hand painted kitchen is original to the house but was supplied and fitted by Smallbone. The oversize integral garage is over 10m in length.

The house is conveniently located for the shops and amenities at Canford Cliffs village and the beach at Branksome Chine can be reached via a picturesque woodland walk accessed by nearby Western Road.

- Fantastic location
- Convenient for shops and beaches
- Impressive grounds
- Sunny rear garden
- Oversize integral garage over 10m in length
- Five bedrooms, all en suite
- Choice of receptions
- Fitted study
- Lots of architectural features
- A great looking home

Guide Price: £2,750,000

Tenure: Freehold

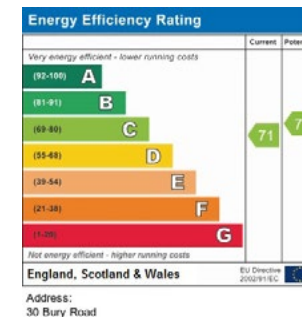
Stamp Duty: Main Home £228,750*
Additional Home £311,250*
(*based on guide price)

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:** 0494



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.



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