



## Claremont

39 Western Avenue, Branksome Park, Poole, Dorset, BH13 7AN



£2,625,000

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:



# CLAREMONT

BRANKSOME PARK

01202 007373

[info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)  
[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

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

## Interactive 3D Tour

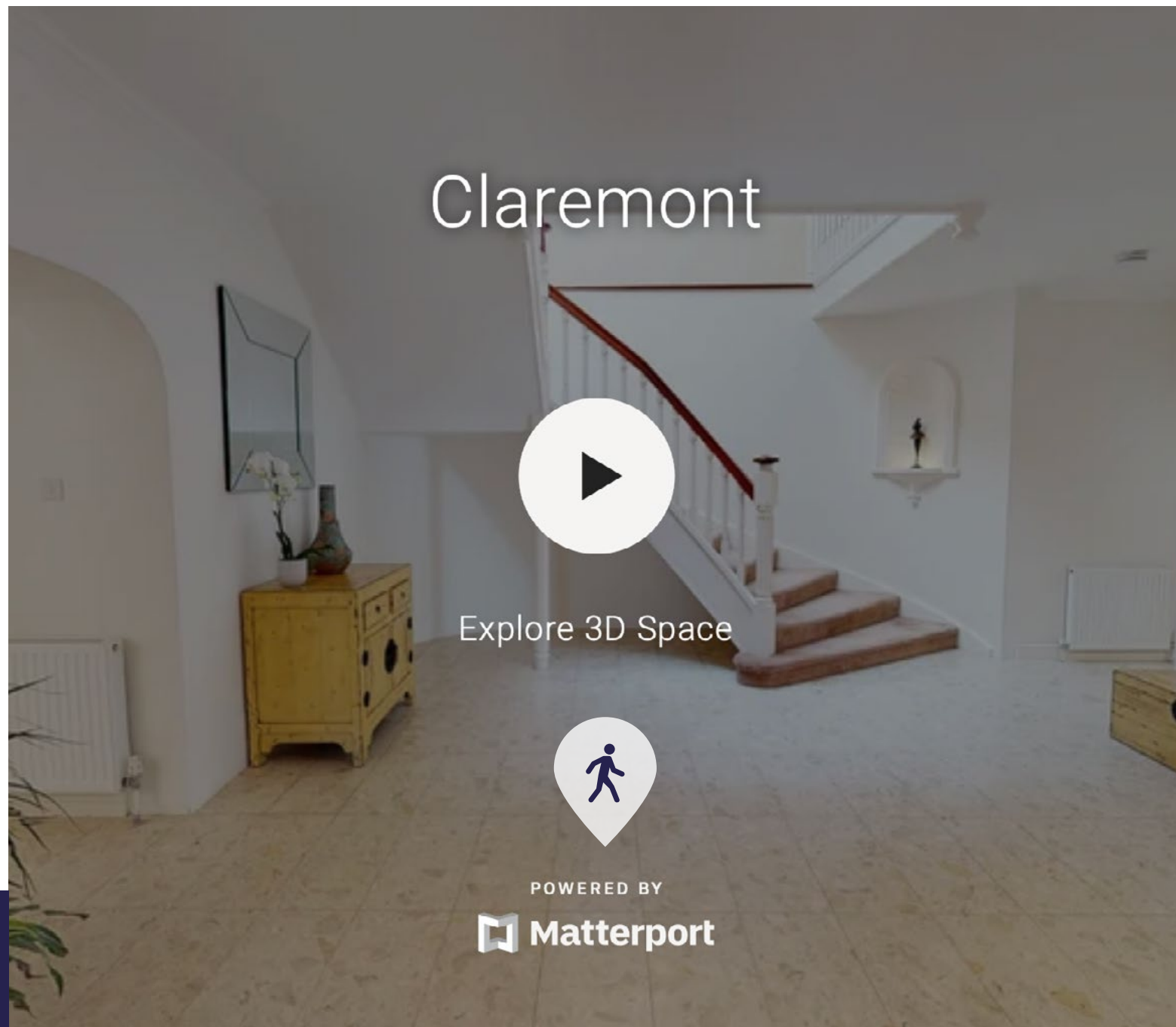
Can't wait to view in person?

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.

01202 007373

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

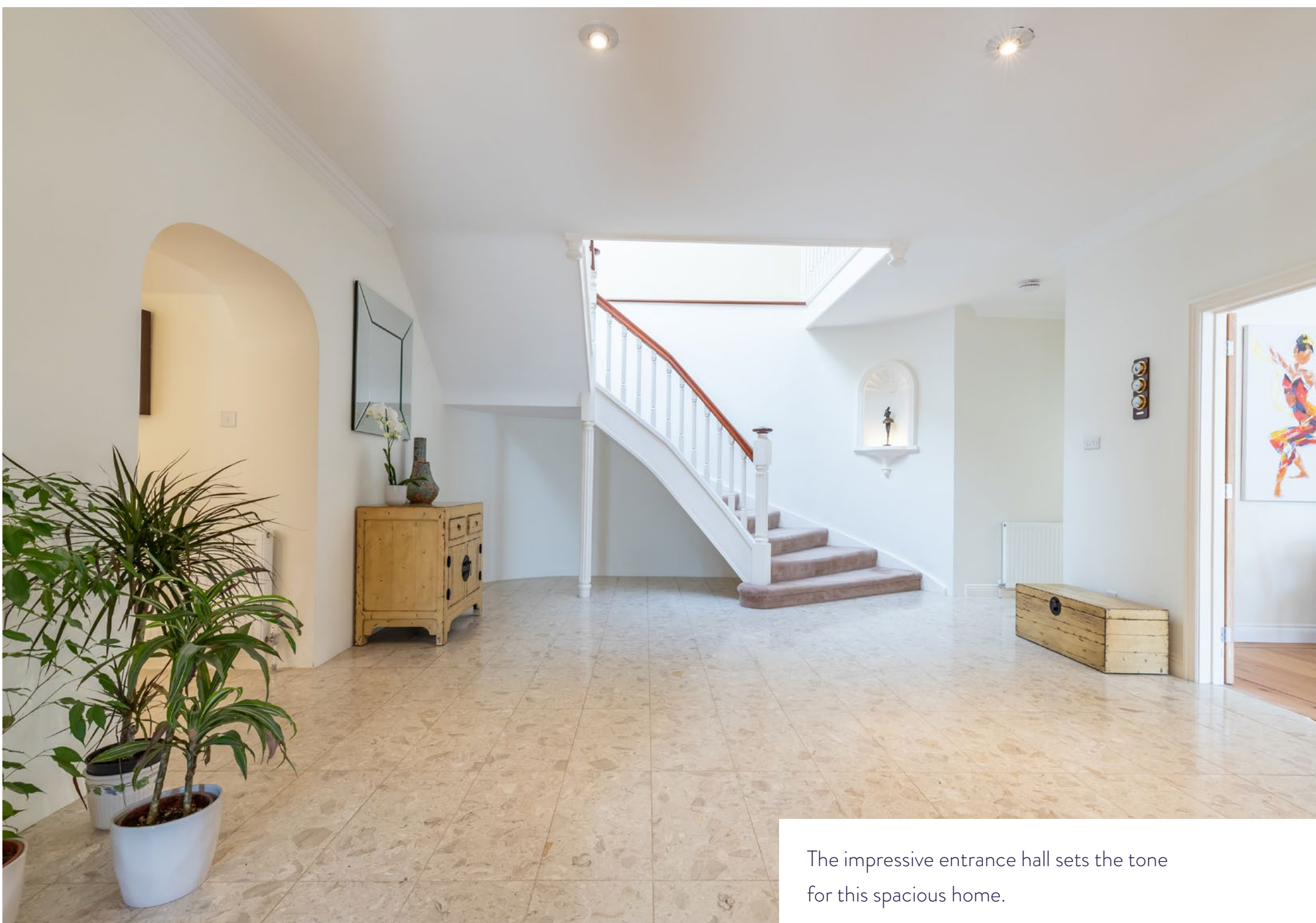


Please click on the image above to view our interactive 3D tour of this property.





The stunning grounds at Claremont have a distinctly tropical feel.



The impressive entrance hall sets the tone for this spacious home.



There is a striking kitchen with feature centre island.



There is a choice of sumptuous sitting and dining areas.





There is plenty of space for relaxing with family and friends.





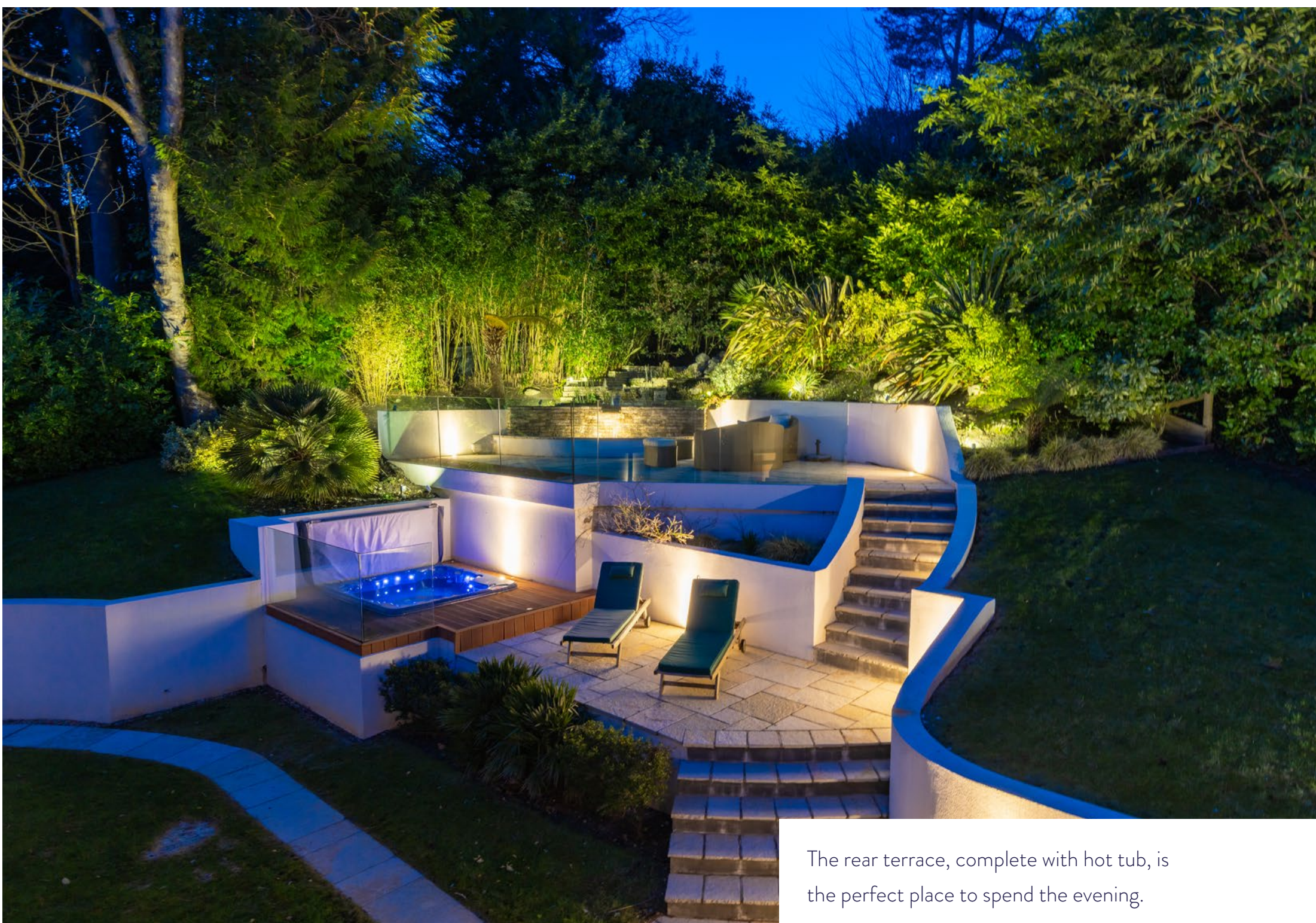
The palatial master suite features a walk-through dressing area and a beautiful en suite.



The terrace from the master suite is the perfect place to soak up the sun.



There are five bedrooms and four bathrooms on the first floor.



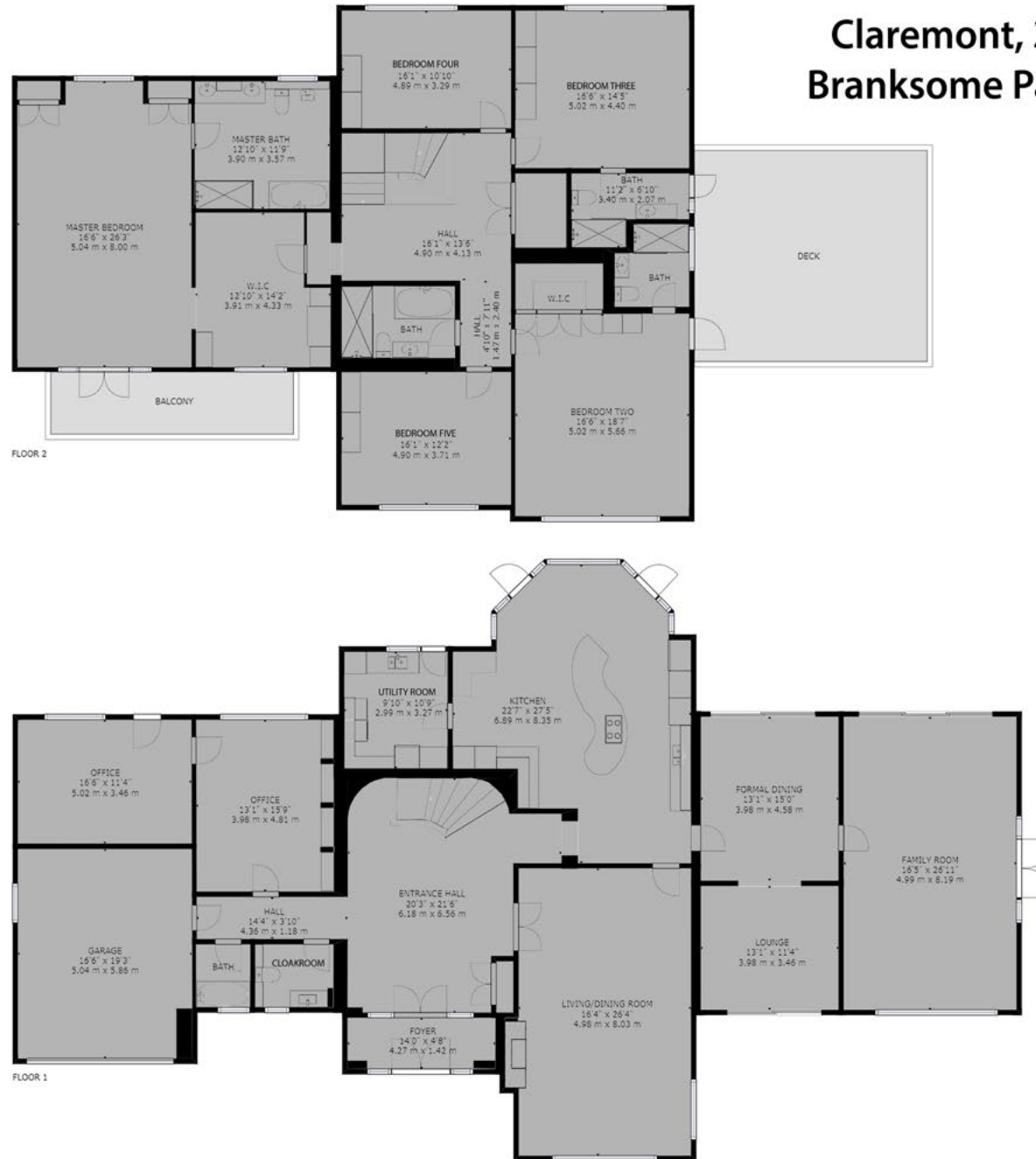
The rear terrace, complete with hot tub, is the perfect place to spend the evening.



It occupies a wonderful corner plot on one of the area's premier roads.



## Claremont, 39 Western Avenue, Branksome Park, Poole, BH13 7AN



GROSS INTERNAL AREA  
 FLOOR 1: 2893 sq ft, 269 m<sup>2</sup>, FLOOR 2: 2303 sq ft, 214 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 318 sq ft, 30 m<sup>2</sup>  
 TOTAL: 5195 sq ft, 483 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Summary

Claremont occupies a wonderful plot on the corner of Western Avenue, arguably the most prestigious road in the whole of Branksome Park where houses have sold for over £4M and new homes are projected to achieve over £5M. The principal garden comprises extensive lawns and is situated to one side of the main dwelling. The setting for the house is very impressive and it would perfectly suit a family.

The accommodation is especially spacious and the house extends to nearly 5,200 square feet including an integral double garage. It could be ideal for working from home with unrivalled facilities in the form of his and hers offices located in a wing of the building.

For beach lovers the seaside is less than 0.75 miles away and it is accessed via a pretty wooded path through Branksome Chine directly across the road from the property. The house has been subject to many upgrades including a luxury contemporary kitchen with centre island by Kitchen Elegance and recently refitted bathrooms to mention just a few of them.

There is a total of five bedrooms and four bathrooms upstairs including a very large principal suite with a walk-through dressing area and a luxurious en suite bathroom. Downstairs offers a total of four reception rooms in addition to the twin offices and a particularly large and impressive reception hall. The owners have re-landscaped the area to the rear of the dwelling to form a spa including a water feature and a large hot tub as well as a seating area, all with accent lighting.

- Beaches less than 0.7 miles
- Beautiful grounds
- Extends to 5,200 sq ft
- Five bedrooms, four bathrooms
- Choice of four receptions
- His & hers offices
- Annexe potential
- Impressive reception hall
- Prestigious location
- Gated driveway

**Guide Price:** £2,625,000

**Tenure:** Freehold

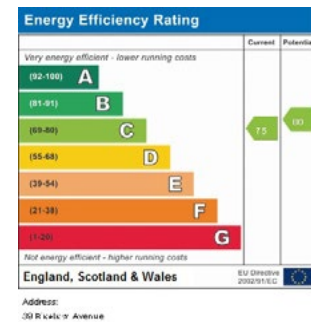
**Stamp Duty:** Main Home £226,250\*  
Additional Home £305,000\*  
(\*based on guide price)

**Lease Length:** N/A

**Maintenance:** N/A

**Council Tax:** Band H  
(2023/2024 £4096.48)

## EPC:



01202 007373

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



# LUXURY & PRESTIGE

Exclusive Properties



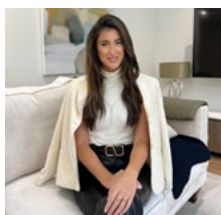
**Steve Isaacs**  
Director  
07979 878106  
steve@luxuryandprestige.co.uk



**Harriet Towing**  
Head of Sales  
07809 908718  
harriet@luxuryandprestige.co.uk



**Thomas Powner**  
Residential Sales  
07437 491094  
tom@luxuryandprestige.co.uk



**Asia Roberston**  
Social Media Manager  
07484 719645  
asia@luxuryandprestige.co.uk



**Valentina Morana**  
Marketing Assistant  
01202 007373  
valentina@luxuryandprestige.co.uk



**David Chissell**  
Director  
07795 835647  
david@luxuryandprestige.co.uk



**Adrianna Ciereszko**  
Photographer / Marketing Manager  
01202 007373  
adrianna@luxuryandprestige.co.uk



**Ryan Horan**  
Land & New Homes  
07512 196688  
ryan@luxuryandprestige.co.uk



**Jo Bound**  
Search Agent  
01202 007373  
jbound@luxuryandprestige.co.uk

## Get In Touch

**In Person:** 28A Haven Road  
Canford Cliffs  
Poole  
BH13 7LP

**By Phone:** 01202 007373

**By Email:** info@luxuryandprestige.co.uk

**Online:** www.luxuryandprestige.co.uk

**Facebook:** facebook.com/luxuryandprestige

**Instagram:** @luxuryprestigerealty

**Property Ref:** 0449



### 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.