



La Font

26 Bury Road, Branksome Park, Poole, Dorset, BH13 7DF



LUXURY &
PRESTIGE
Exclusive Properties

£3,725,000

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:



LA FONT, 26 BURY ROAD

BRANKSOME PARK

01202 007373

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

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

Interactive 3D Tour

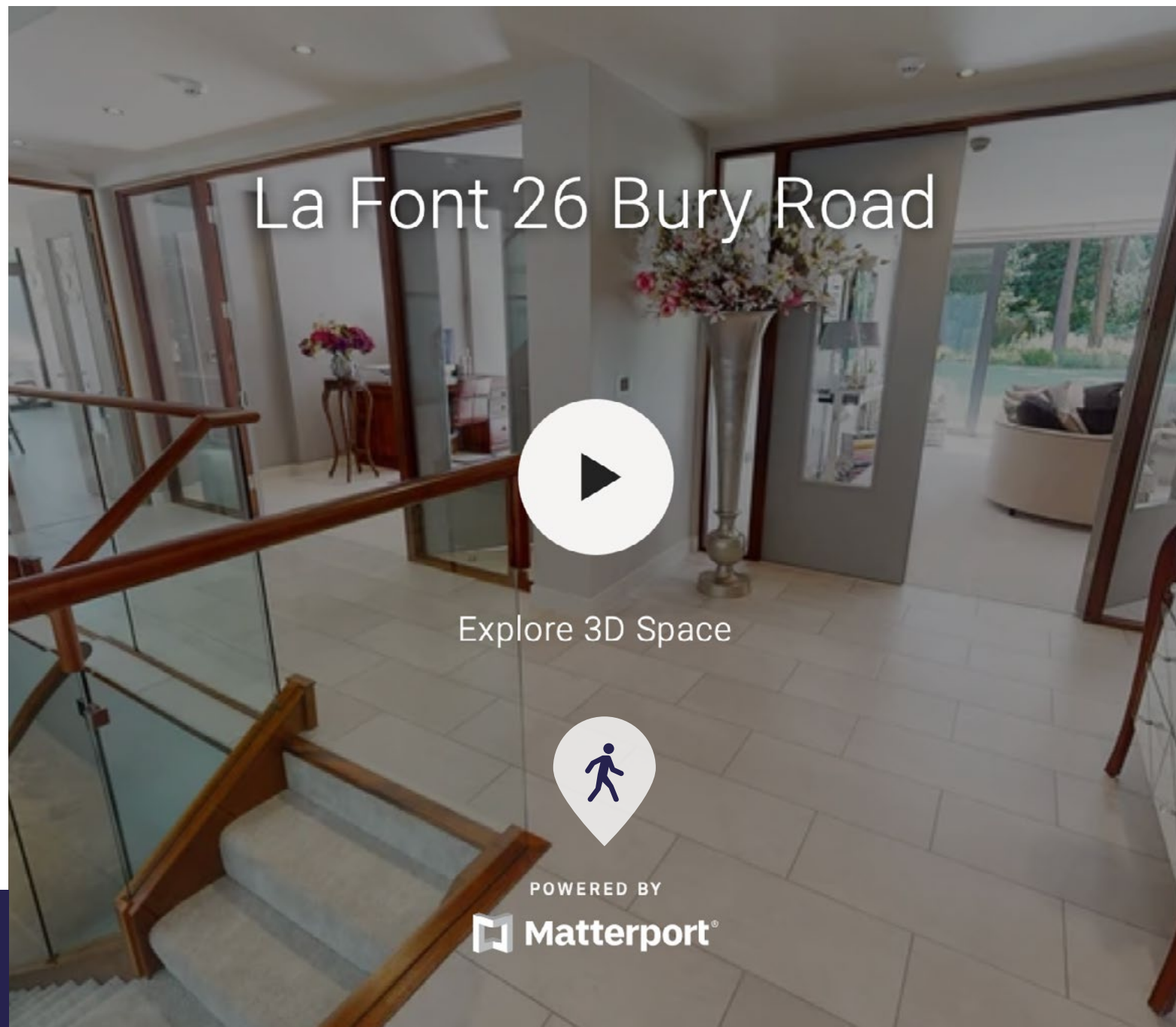
Can't wait to view in person?

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.

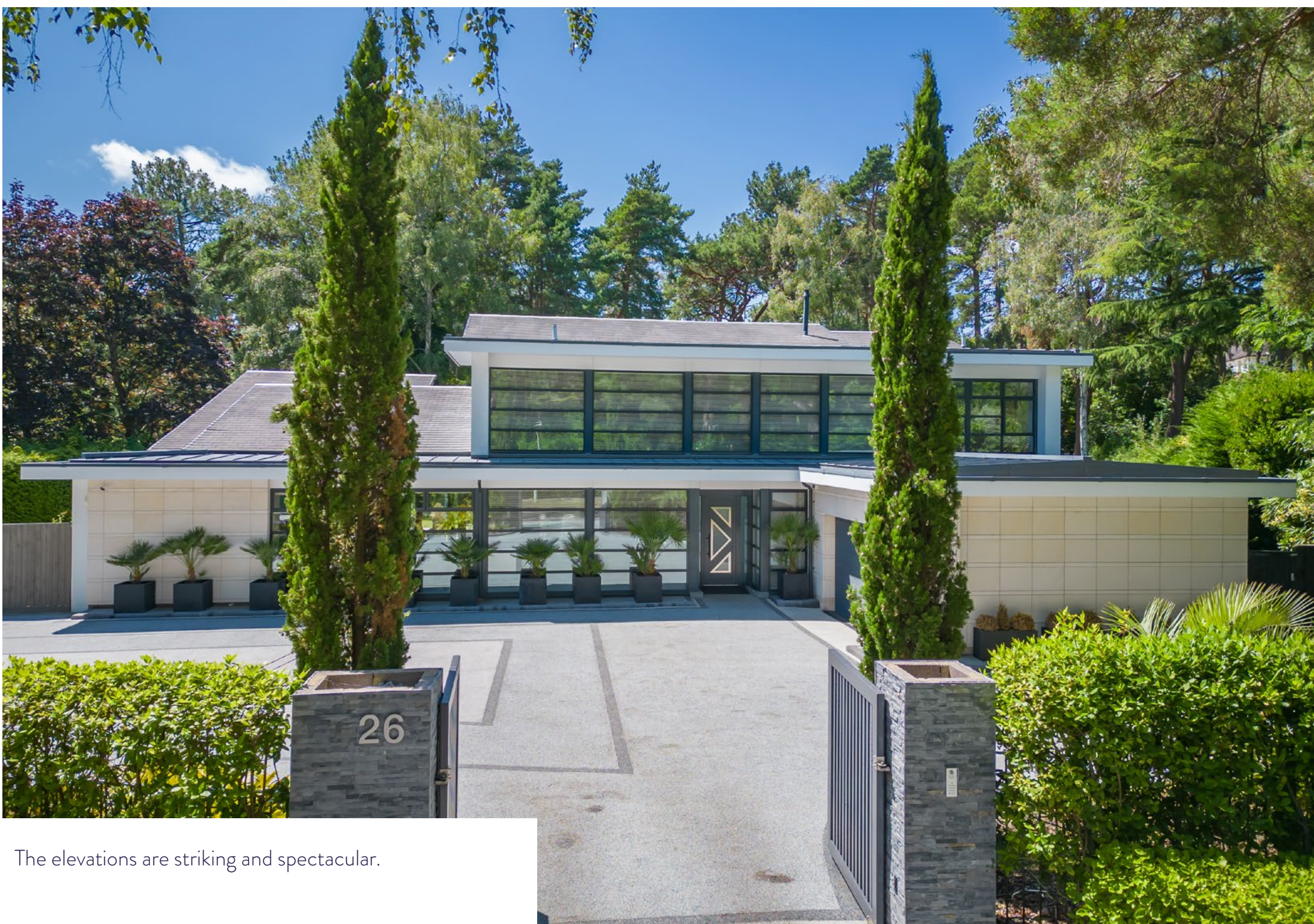
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The elevations are striking and spectacular.



The rear garden has a beautiful level lawn.



There are options for formal and informal dining.



The interior architecture is spectacular too.



The connection to outside living spaces is exceptional.



The decor is stylish and sophisticated.



The principal bedroom boasts a wonderful private sun balcony.



The private cinema tops a long list of luxury features.



Outdoor living is high on the list of priorities here.





Hidden from the road, the rear elevation is the most imposing.



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Approximate Gross Internal Area = 468.3 sq m / 5040 sq ft
(Excluding Voids / Including Garage)



FLOORPLANZ © 2018 0203 9056099 Ref: 212376

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Summary

Ultra Contemporary homes are rare in Branksome Park. Add a level and sunny garden to the list of requirements and there are probably only a handful to choose from. La Font happily ticks both boxes and it is as striking inside as it is out.

The accommodation extends to just over 5,000 sq ft including the integral double garage and the principle accommodation is arranged over just two floors. The most spectacular room is undoubtedly the “L” shaped kitchen family area which features an amazing vaulted ceiling over the sitting area with a wonderful connection to the outside living space on the private sun terrace via bifold doors.

The connection to the grounds is an especially important design feature of the house featuring prominently in the main sitting room, formal dining room and the main guest bedrooms on the ground floor.

There is a total of five bedrooms and five bathrooms, the most spectacular of which is the principal bedroom with its vaulted ceiling, large sun balcony and palatial ensuite bathroom. Other luxuries includes a dedicated cinema room, intelligent lighting, air conditioning and an impressive gated driveway. Our images tell a story and intending buyers are sure to be impressed.

- Beautiful contemporary design
- Stunning grounds
- Level and sunny garden
- Just over 5,000 sq ft
- Five beds, five baths
- Spectacular kitchen family room
- Private cinema
- Stylish decor
- Impressive driveway
- Prestigious location

Guide Price: £3,725,000

Tenure: Freehold

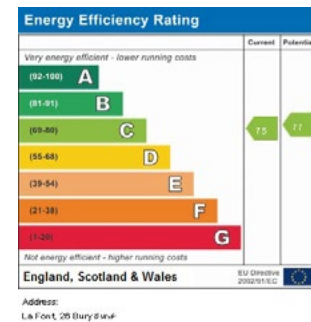
Stamp Duty: Main Home £358,250*
Additional Home £470,000*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2023/2024 £4,096.48)

EPC:



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for a cup of tea or coffee.

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Property ref: 0869



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.