



## Branksome Wood House

Dover Road, Branksome Park, Poole, BH13 6DZ

£3,000,000

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:



**BRANKSOME WOOD HOUSE, 14 DOVER ROAD**  
**BRANKSOME PARK**

01202 007373

[info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)  
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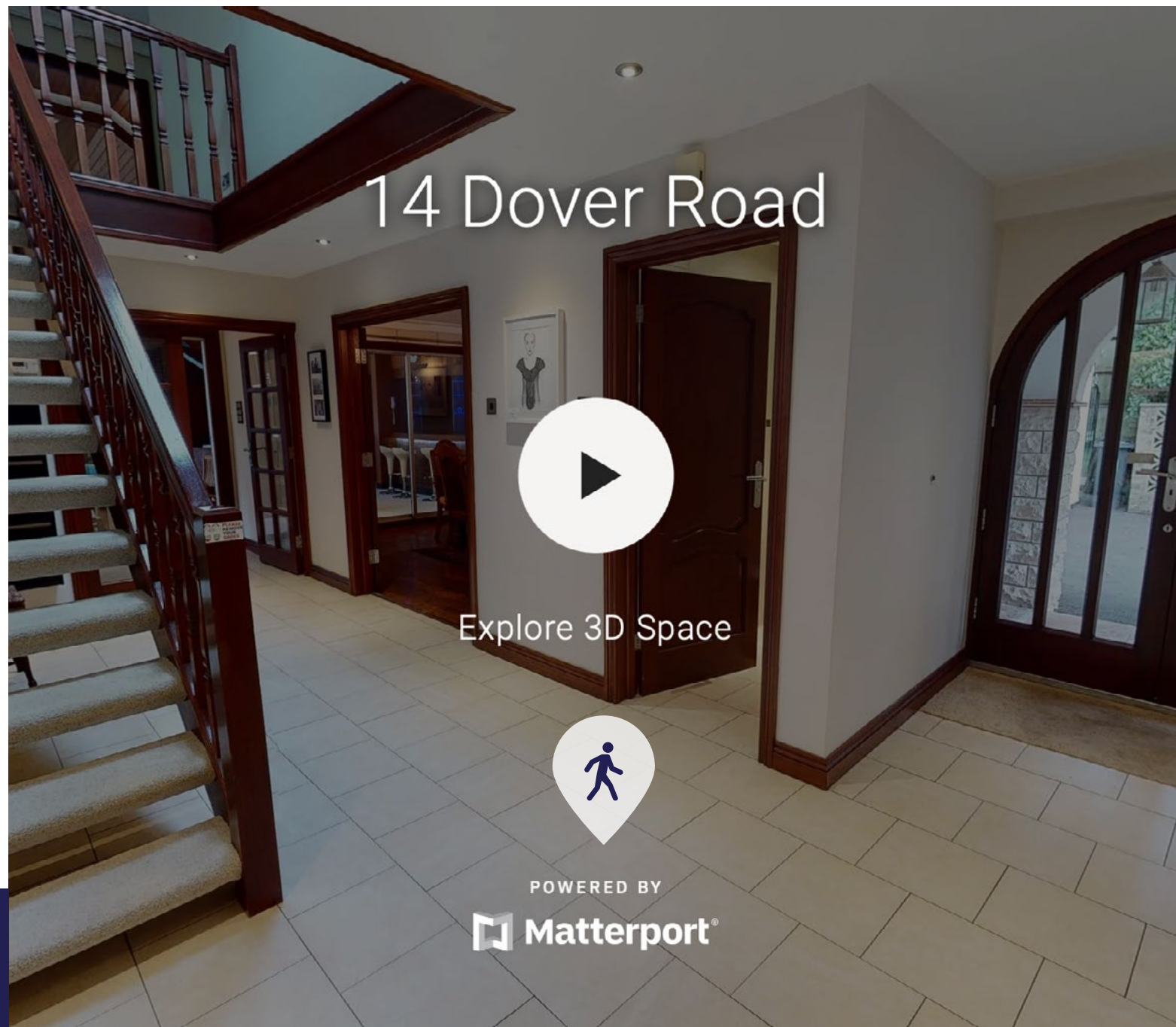
Please click on the image above to view our short video introduction to this property.

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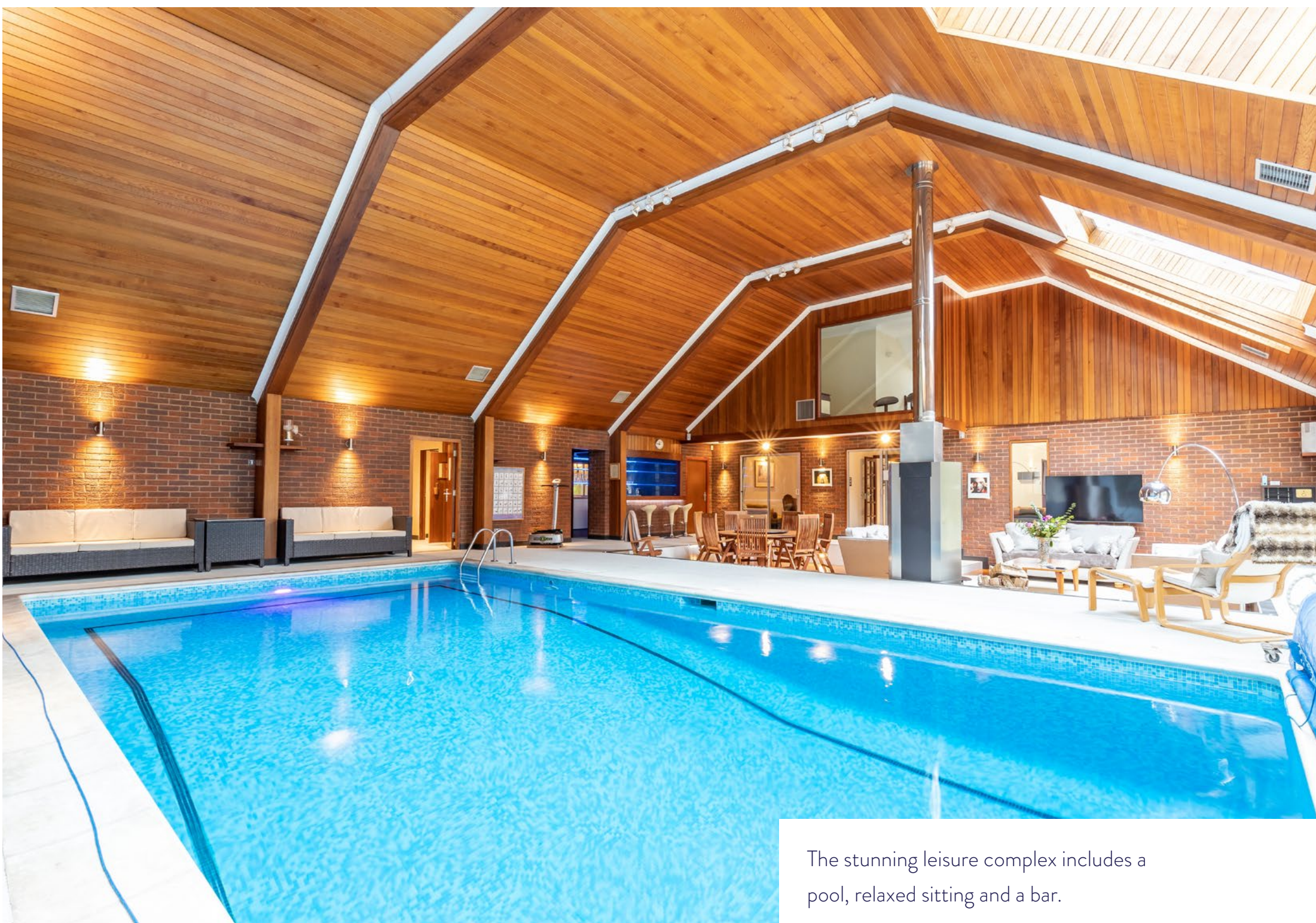
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Please click on the image above to view our interactive 3D tour of this property.





It sits on a truly wonderful plot with beautiful gardens.



The stunning leisure complex includes a pool, relaxed sitting and a bar.



The living spaces are light and bright and feel connected to the grounds.

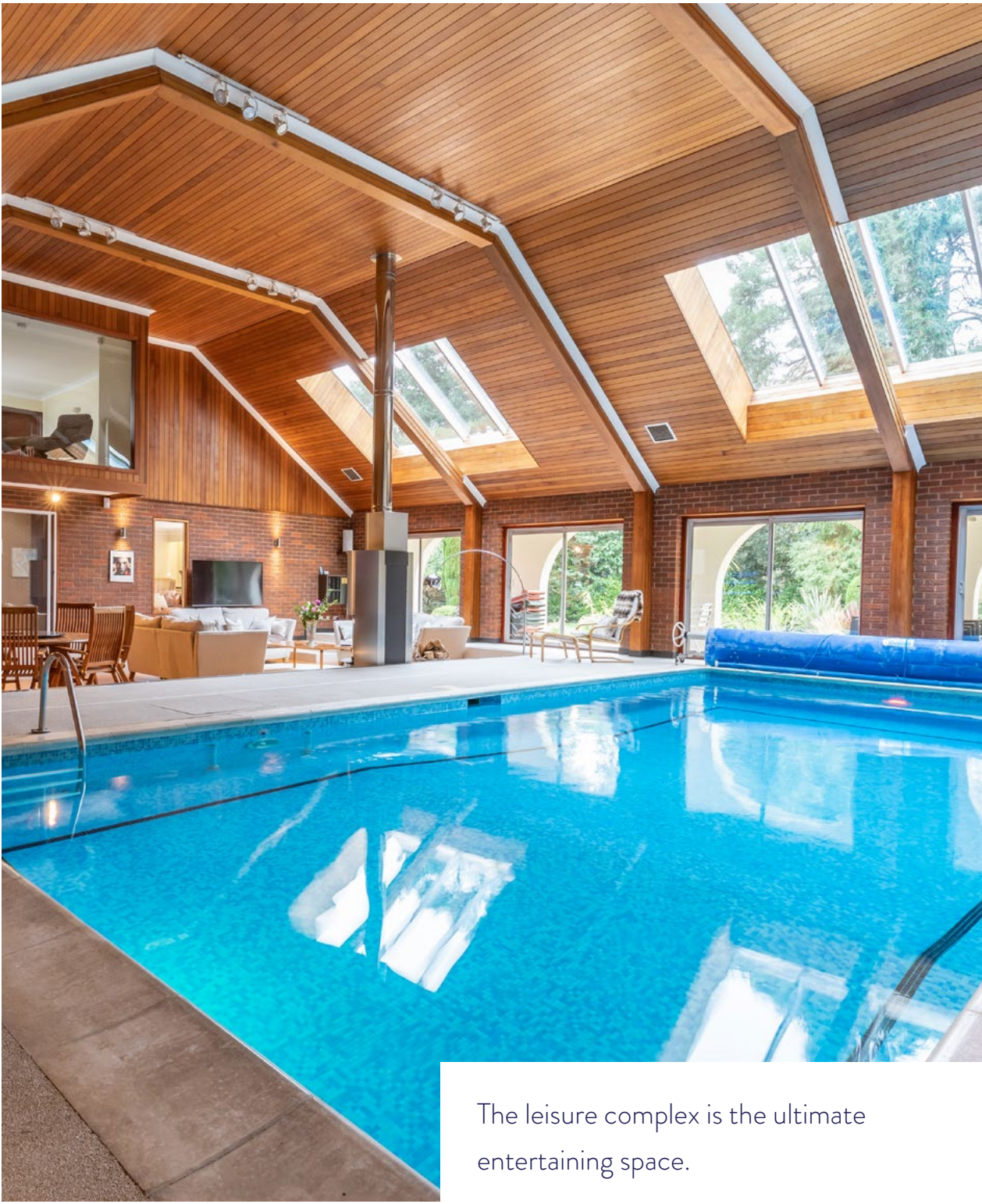


There is a choice of generously sized reception rooms.



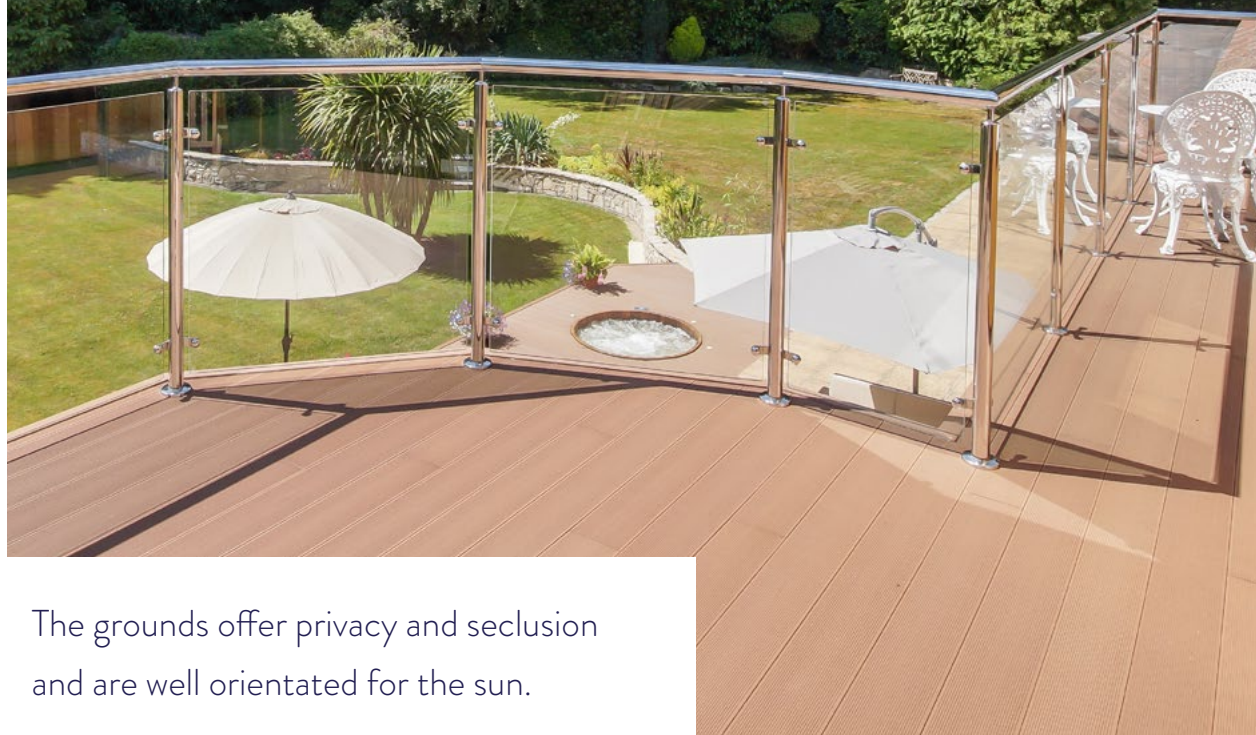
There are a total of five bedrooms, each with their own en suite facilities.



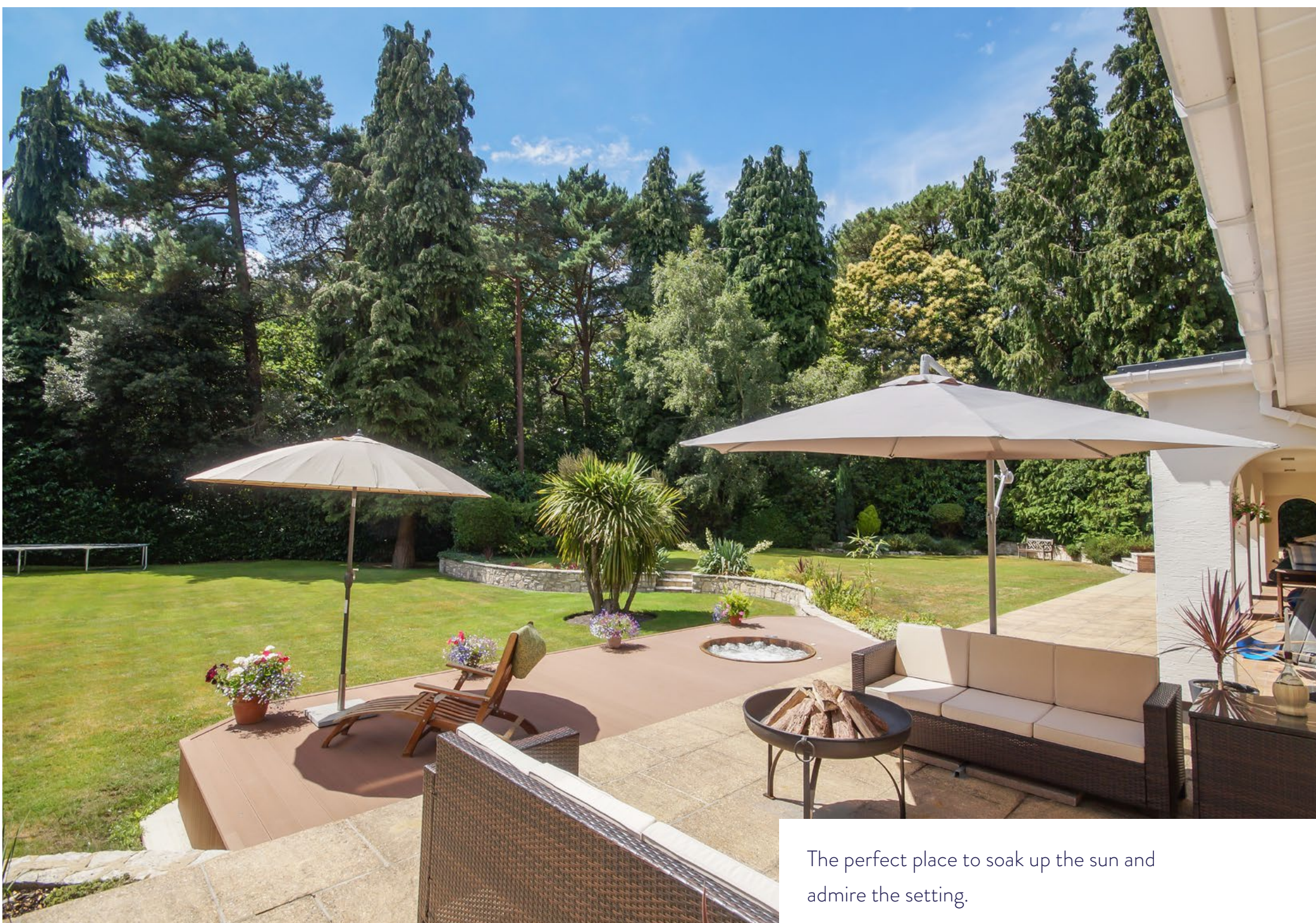


The leisure complex is the ultimate entertaining space.





The grounds offer privacy and seclusion and are well orientated for the sun.



The perfect place to soak up the sun and admire the setting.



Planning permission has been granted for two contemporary superhomes.



North Elevation



South Elevation



North Elevation



South Elevation



East Elevation



West Elevation



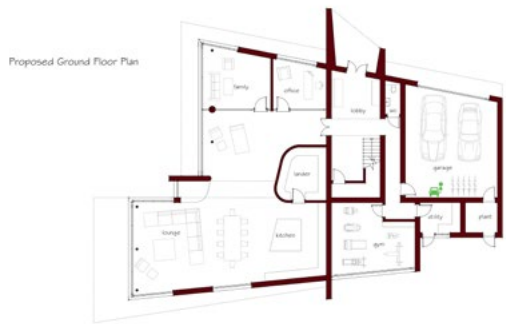
East Elevation



West Elevation

Plot 1 Proposed Elevations  
14 Dover Road, Branksome Park, Poole

Plot 2 Proposed Elevations  
14 Dover Road, Branksome Park, Poole



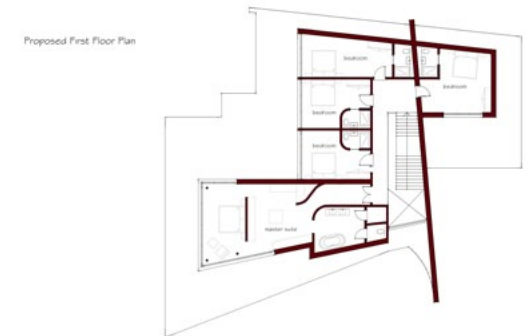
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

Plot1 Proposed Floor Plans  
14 Dover Road, Branksome Park, Poole

Plot 2 Proposed Floor Plans  
14 Dover Road, Branksome Park, Poole



# Summary

Branksome Wood House occupies a truly wonderful plot approaching one acre in a sunny and secluded setting with three vehicular accesses. It is a large and substantial property extending to nearly 6,000 square feet and it boasts five bedrooms, each with en suite facilities.

The master bedroom has a walk-in dressing area and sliding doors connecting to a private sun balcony. Downstairs there is a choice of reception areas including a formal dining, a formal sitting room with a feature stone fireplace, a fitted study and a large kitchen with informal dining overlooking the grounds. The interior has been updated in places but there is still room for incoming owners to place their stamp on the interior design by way of cosmetic upgrades.

The indoor leisure complex is an important and integral part of the living space. It is a huge area with a vaulted ceiling, a large indoor pool, a sunken sitting area with a contemporary stainless steel woodburner as well as a beautifully fitted out bar. There is an integral double garage as well as another single, accessed via an entrance on Withingham Road. The plot really is outstanding and the property is conveniently positioned to take advantage of the areas leisure amenities.

Planning permission has just been granted to demolish the existing dwelling and construct two large contemporary homes super homes - approved plans are available upon request for reference APP/22/01429/F.

- Planning permission granted
- Wonderful plot approaching 1 acre
- Secluded and sunny gardens
- Approaching 6,000 square feet
- Five bedroom suites
- Amazing leisure complex
- Indoor swimming pool
- Unrivalled entertaining facilities
- Garaging for three cars
- No forward chain

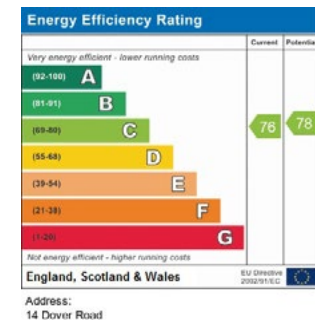
**Guide Price:** £3,000,000

**Tenure:** Freehold

**Stamp Duty:** Main Home £271,250\*  
Additional Home £361,250\*  
(\*based on guide price)

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

**EPC:**



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## Get in touch

**In person:** We are located at  
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Poole, BH13 7LP.  
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:** 0500



### 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.