



Western House

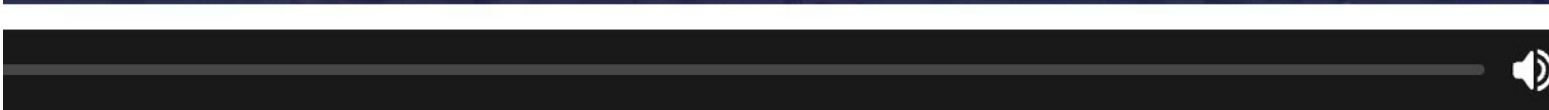
15A Western Avenue, Branksome Park, Poole, Dorset, BH13 7AL



£4,495,000

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:



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

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Interactive 3D Tour

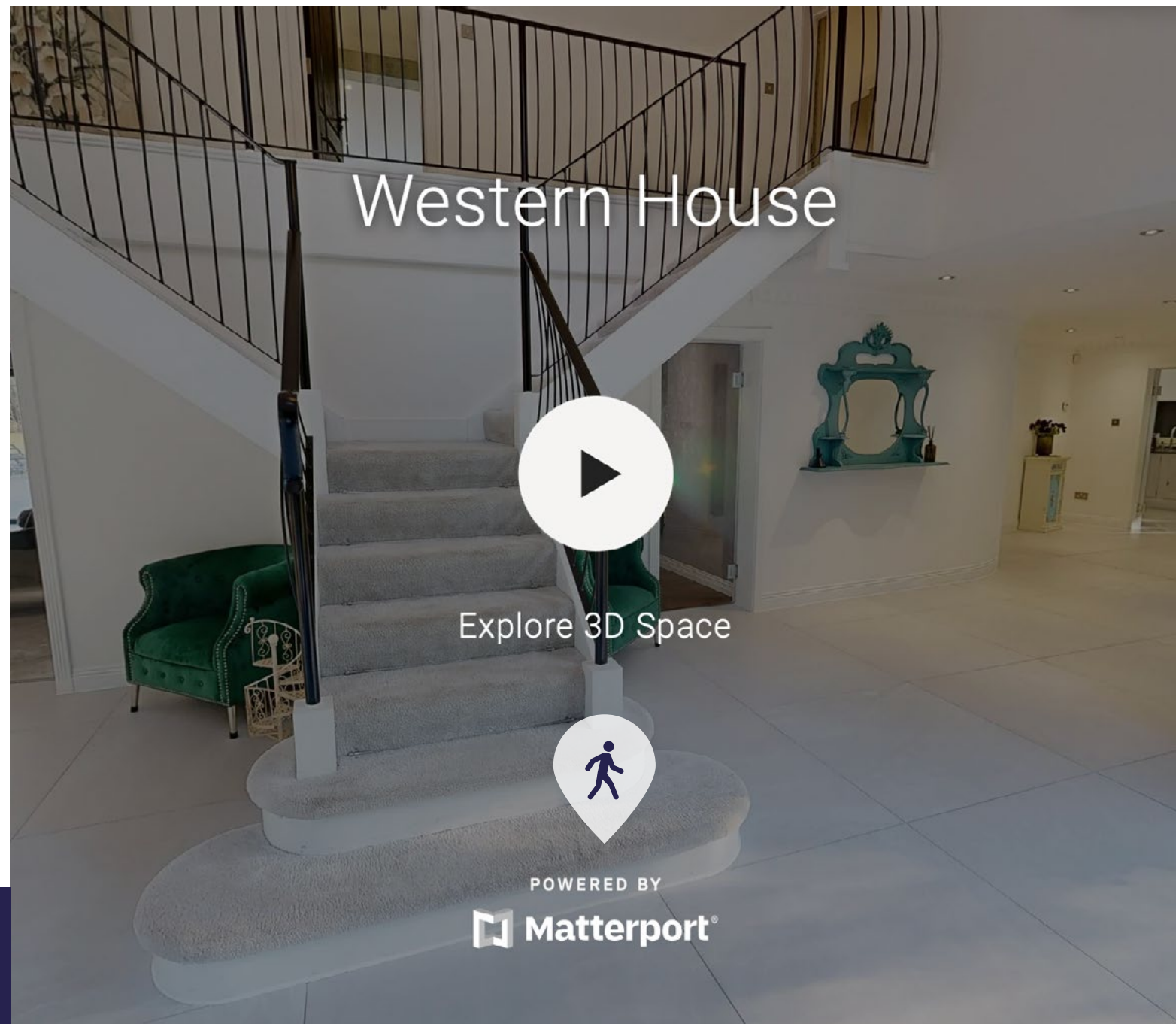
Can't wait to view in person?

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.

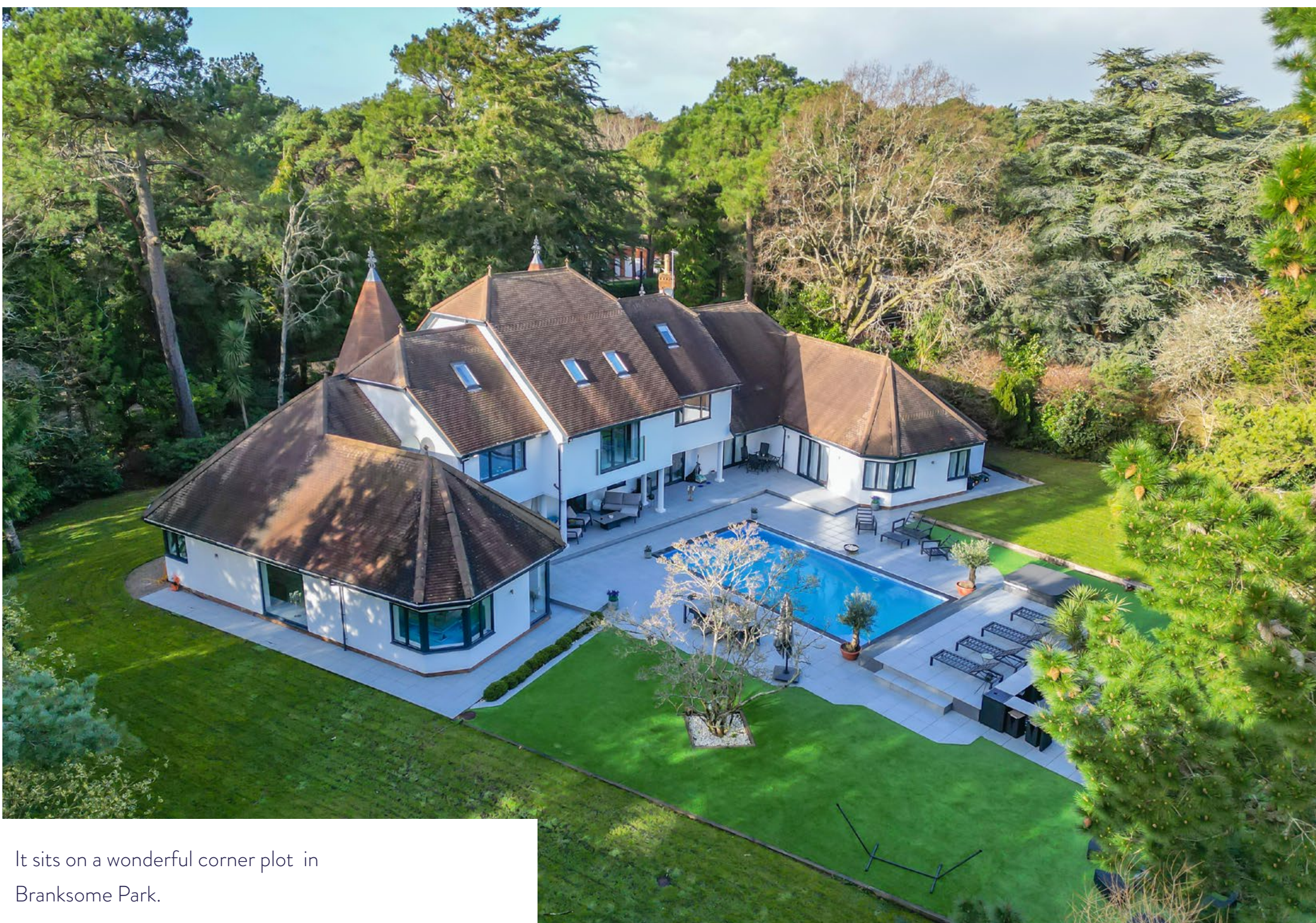
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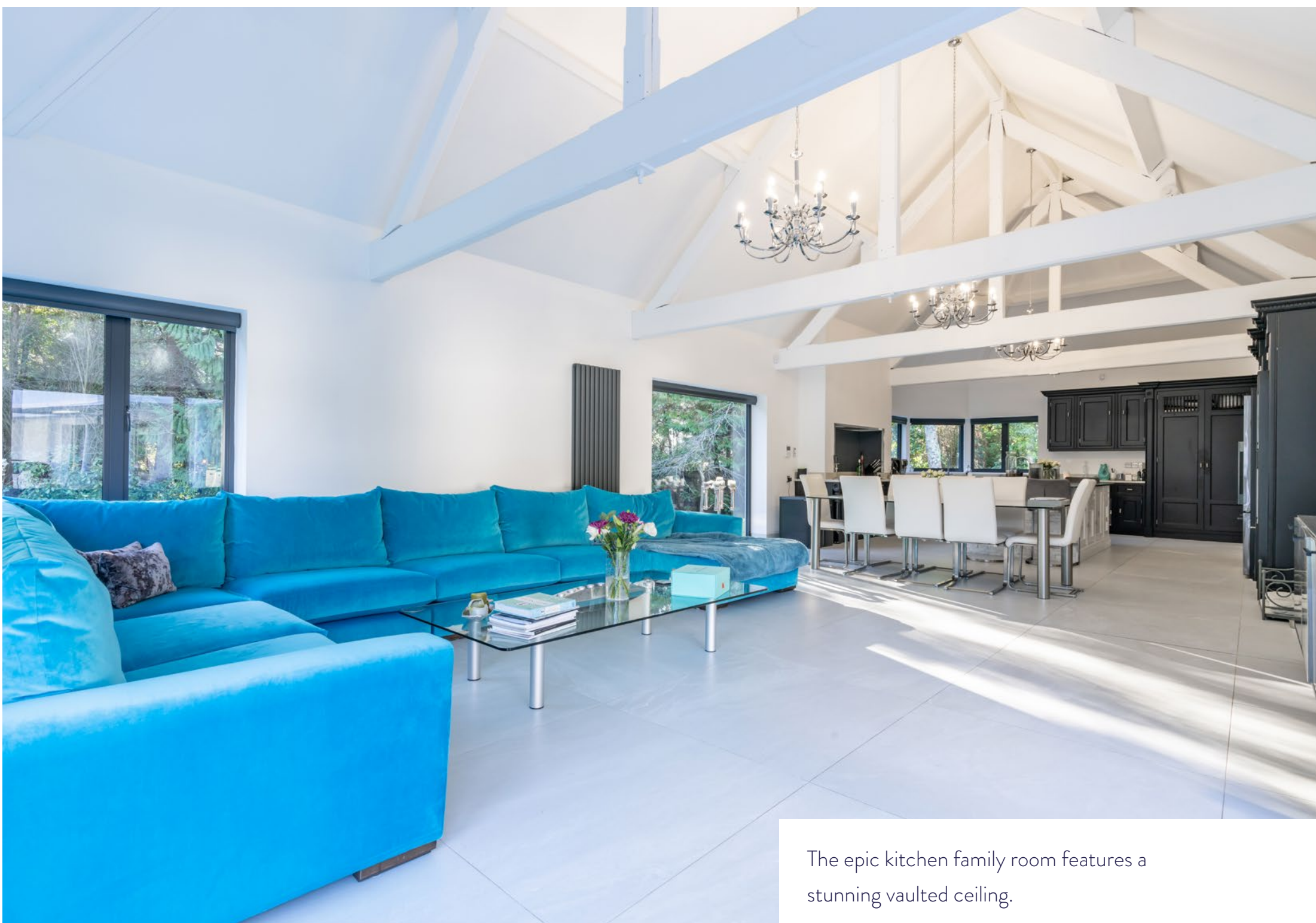


Please click on the image above to view our interactive 3D tour of this property.

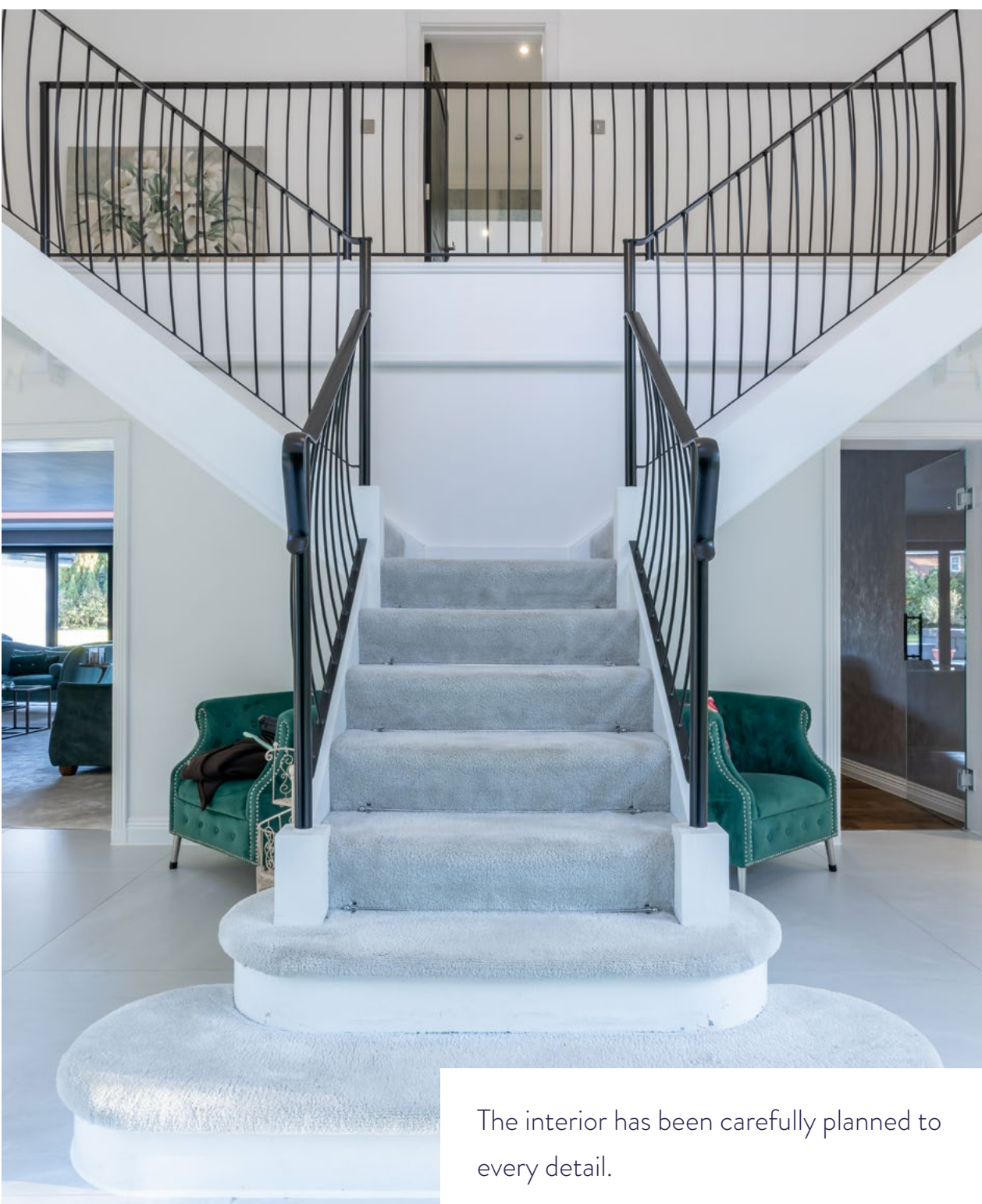




It sits on a wonderful corner plot in Branksome Park.



The epic kitchen family room features a stunning vaulted ceiling.

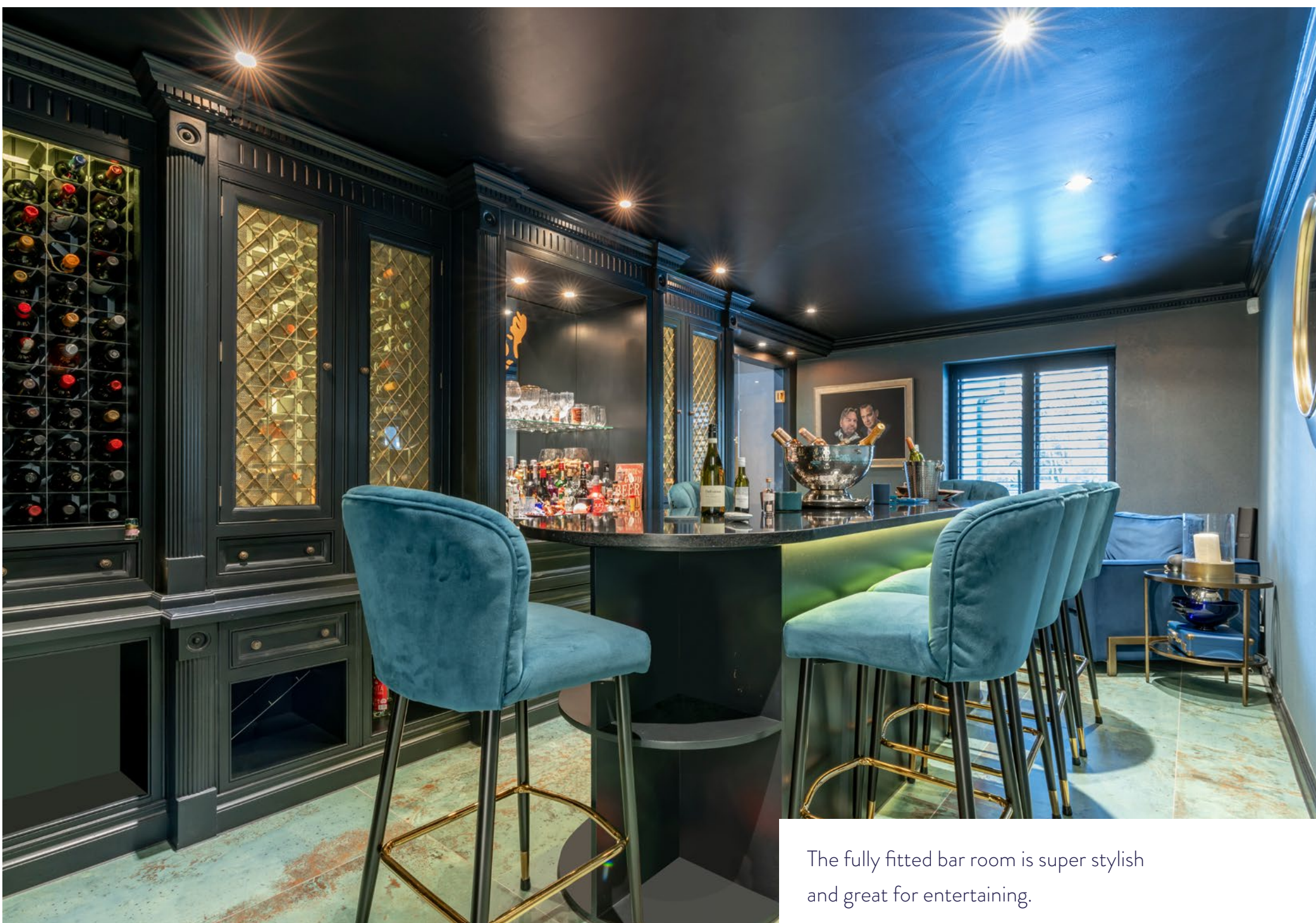


The interior has been carefully planned to every detail.





There is plenty of reception space making it perfect for large families.



The fully fitted bar room is super stylish and great for entertaining.



The principal suite occupies the best position in the house overlooking the grounds.



It also includes four dressing rooms and a luxurious en suite.



There are a total of six bedrooms and six bathrooms.



Including a beautifully appointed guest annexe.

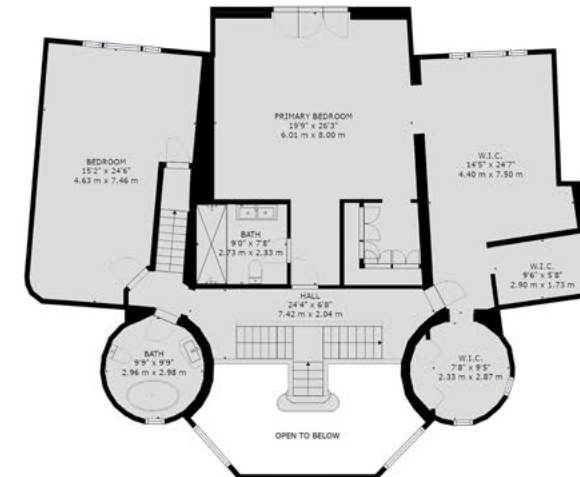
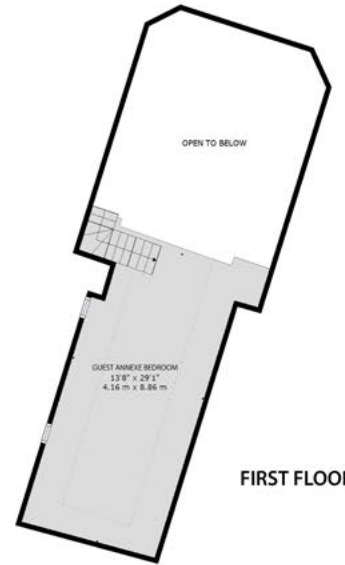
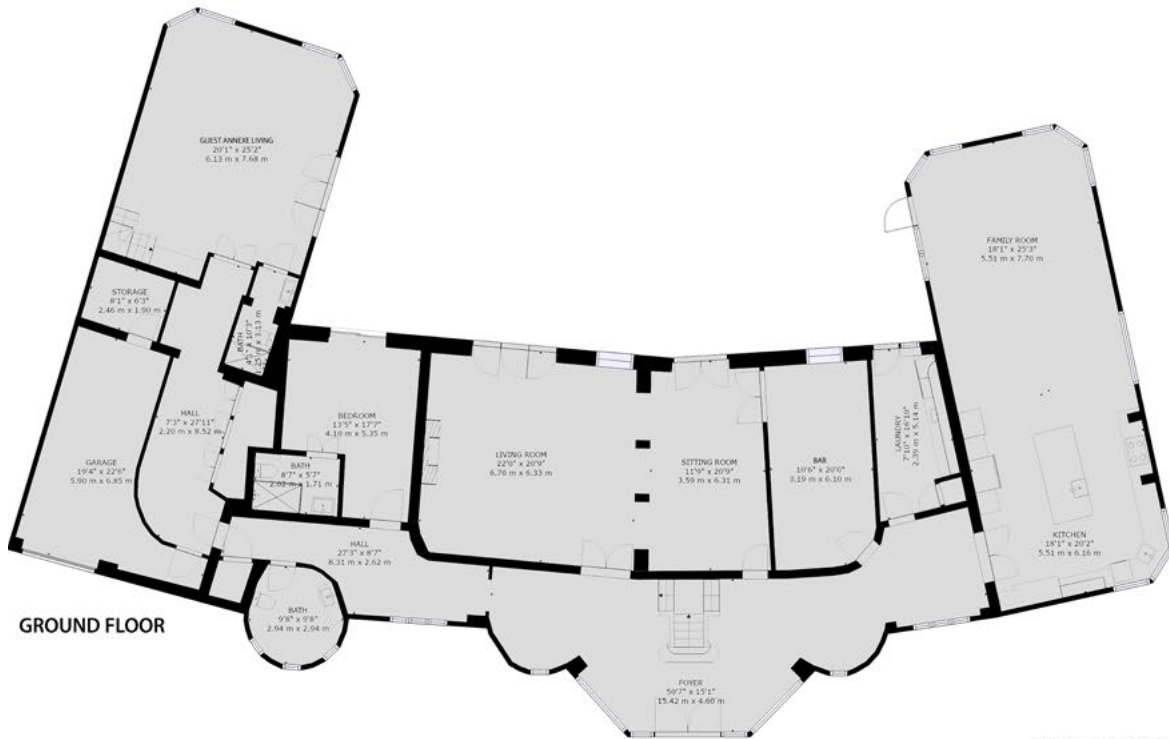


The private grounds include a swimming pool and outdoor kitchen.



Floorplan

Western House, 15A Western Avenue Branksome Park, Poole, BH13 7AL



GROSS INTERNAL AREA
 GROUND FLOOR: 3,930 sq. ft, 365 m2, FIRST FLOOR: 1,888 sq. ft, 175 m2
 SECOND FLOOR: 616 sq. ft, 57 m2, GARAGE: 266 sq. ft, 25 m2
TOTAL: 6,700 sq. ft, 622 m2
 (EXCLUDED AREAS: HEADROOM BELOW 1.5M: 664 sq. ft, 62 m2)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Western House is one of the principal homes in Branksome Park. It occupies a magnificent plot turning the corner of Western Avenue and Bury Road. The largely level grounds benefit from a sunny aspect, something which is especially rare to find.

The distinctive architecture includes no less than three turrets and the built form extends to over 6,700 square feet. The flexible layout is large and impressive and it includes six sizeable bedrooms, six bathrooms, five receptions and an integral garage. Features include a wonderful reception hall complete with an imperial staircase and a simply immense kitchen family room with a vaulted ceiling.

As if to emphasise the house's first class entertaining credentials the semi open plan sitting areas connect to an uber cool fully fitted bar. The accommodation has been laid out to include a two storey guest wing with a galleried ceiling and the decor throughout is super stylish, having been interior designed by the current owners. Standout features include the epic principal bedroom suite and the stunning kitchen family room which opens directly onto the private sun terrace.

The beautiful garden has been landscaped to include an outdoor swimming pool with automated cover, a sun deck and an outdoor kitchen. Naturally the driveway has plenty of room for guests and it is enclosed by remote control gates.

- Distinctive and well-known home
- Large and sunny plot
- Outdoor swimming pool
- Sun deck & outdoor kitchen
- Approximately 6,700 square feet
- Six bedrooms, six bathrooms
- Epic kitchen family room
- Two storey guest wing
- Beautiful decor
- Ideal for entertaining

Guide Price: £4,495,000

Tenure: Freehold

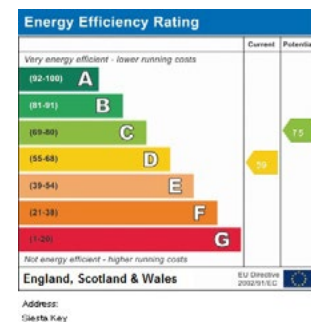
Stamp Duty: Main Home £450,650*
Additional Home £585,500*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

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

EPC:



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Property ref: 0922



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.