



21A Burton Road

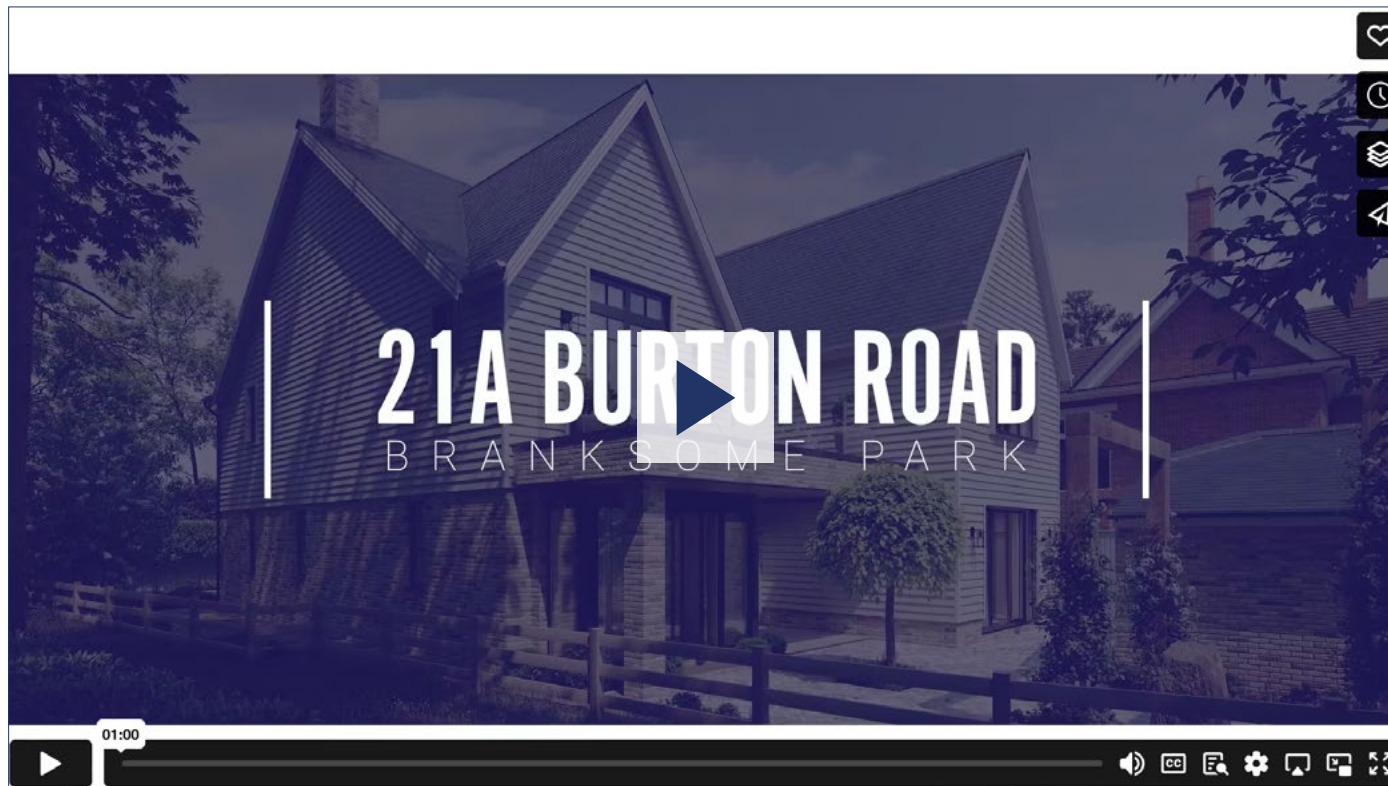
Branksome Park, Poole, BH13 6DT



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

**vimeo**



The stunning New England style perfectly complements coastal living.



It is private and secluded with stunning living spaces.





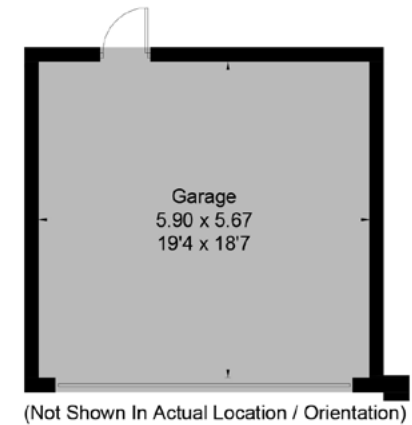
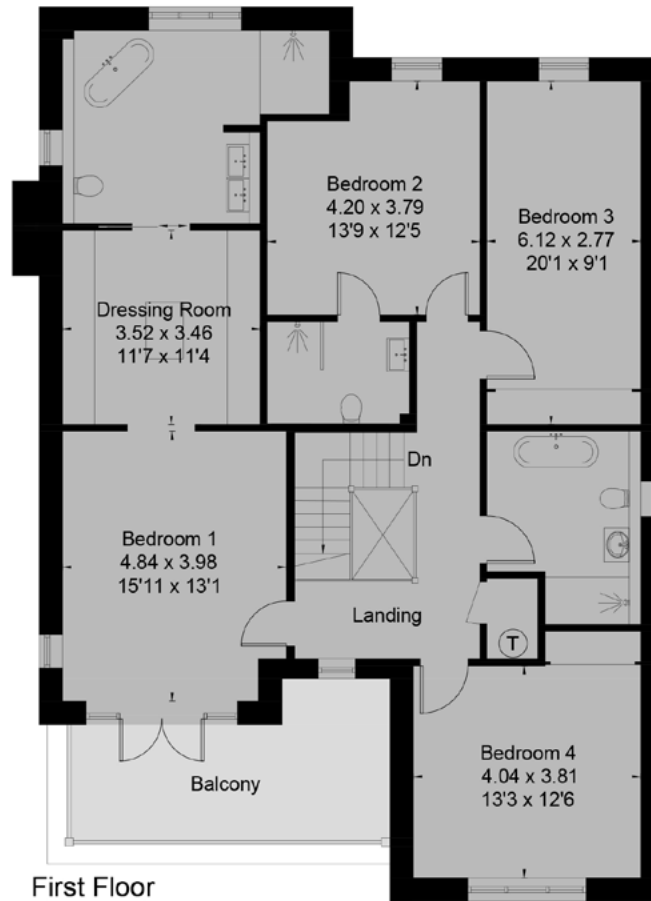
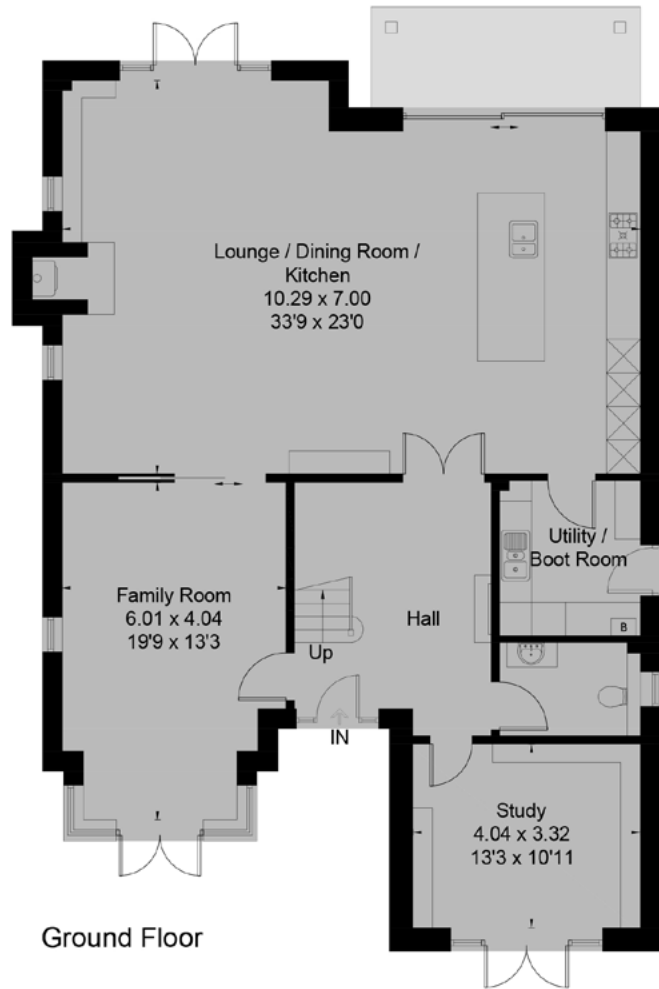
### House 2, 21 Burton Road, Branksome Park, Poole, BH13 6DT

Approximate Floor Area = 264.3 sq m / 2845 sq ft

Garage = 33.4 sq m / 359 sq ft

Total = 297.7 sq m / 3204 sq ft

Balcony Area = 13.3 sq m / 143 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #64545

## Summary

This brand new detached property is under construction by KLF Developments who are well known for delivering some of the area's finest homes. The property is one of two detached houses and is nestled in an exclusive gated development on Burton Road in Branksome Park.

The ever popular Westbourne is a short walk away in one direction and Canford Cliffs Village and the picturesque Branksome Chine are a short distance in the other direction.

This new home has a total built form of 3,347 square feet and on the ground floor there is an impressive open plan kitchen / dining / lounge area with a utility room and a separate cloakroom as well as a study and an additional family room. On the first floor there is a luxurious master suite with walk in dressing area leading through to a beautifully appointed en suite bathroom. There are also three further double bedrooms with two spacious bathrooms.

There are landscaped front and rear gardens with a wide variety of planting and mature shrubs designed by The Landscape Company. It benefits from off road parking for two vehicles and a detached brick built double garage with electric door. It will be finished to an exceptional standard with bespoke modern interiors and is only one of two homes on this gated development.

- Stunning new build detached home
- Total of 3,347 square feet
- Exclusive gated development
- Stunning living spaces
- Four bedrooms, three bathrooms
- Designer Leicht kitchen
- Bespoke bathrooms
- Detached double garage
- Great garden and outdoor space
- Full specification available on request

## Details

**Guide Price:** £2,395,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £198,650\*\*  
Additional Home £270,500\*\*  
\*\* based on guide price

**Council Tax:** TBC  
2023/2024 £X,XXX.XXpa

**EPC:**



# 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:** 0914



### 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.