



Three Gates

6 Tower Road West, Branksome Park

Poole, Dorset, BH13 6LA



LUXURY &
PRESTIGE
Exclusive Properties

£2,750,000

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:



THREE GATES, 6 TOWER ROAD WEST
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

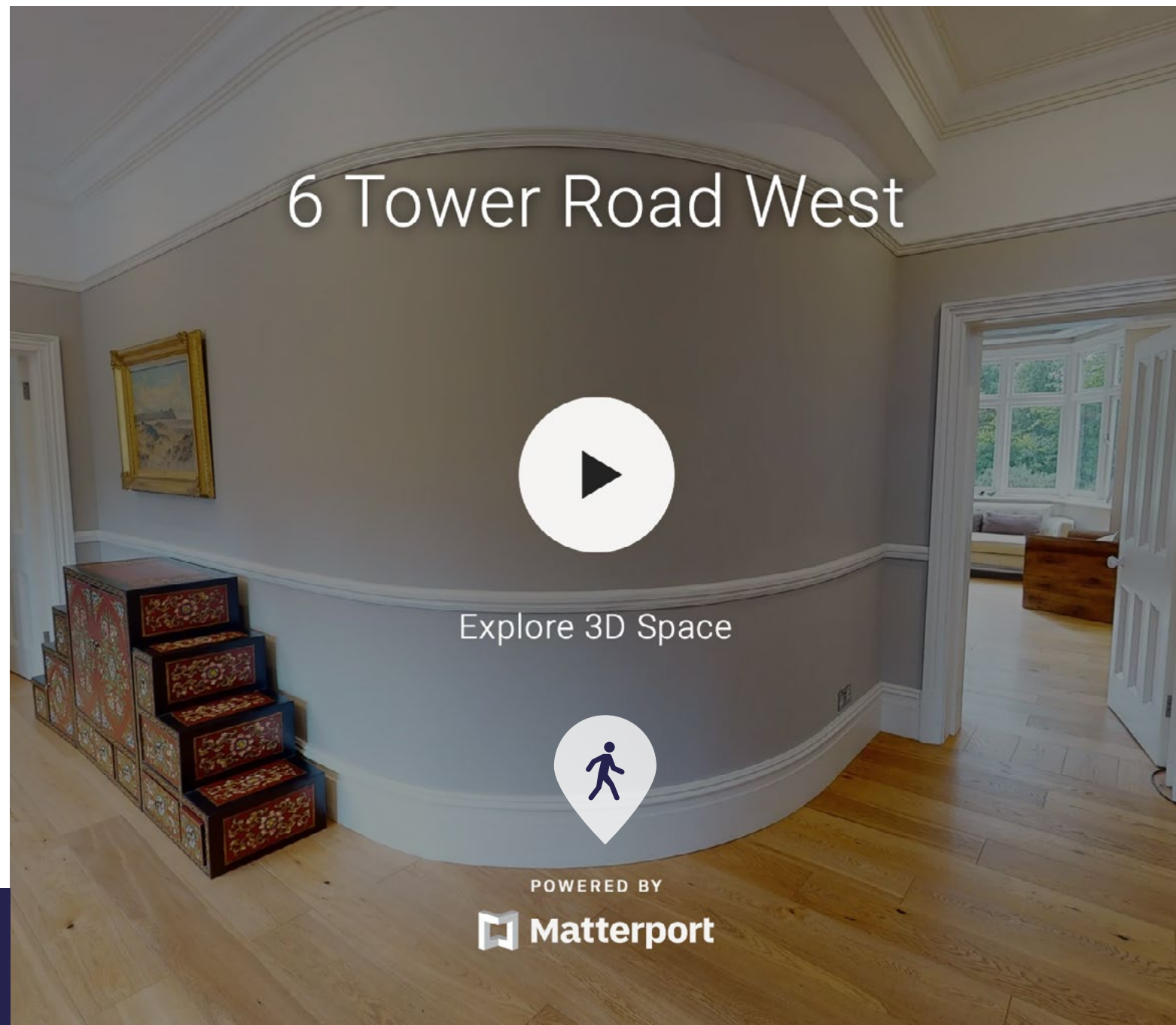
Can't wait to view in person?

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.

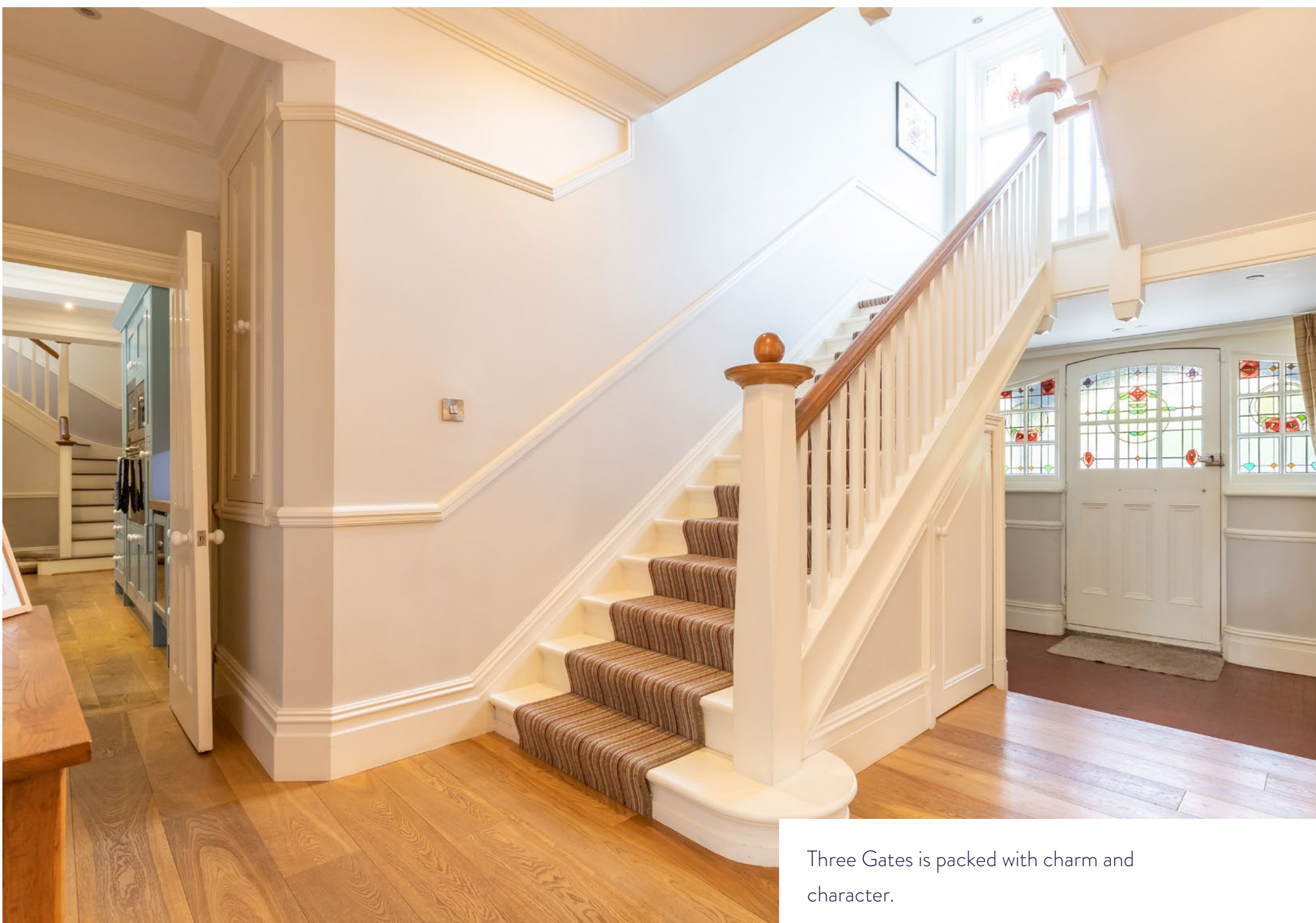
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 **Matterport**



Three Gates is packed with charm and character.



There is a variety of unique and individual living spaces.





The palatial living room enjoys a triple aspect and access to the stunning garden.



The interior styling has been carefully planned throughout.



The huge master suite comprises a suite of rooms, all beautifully presented.



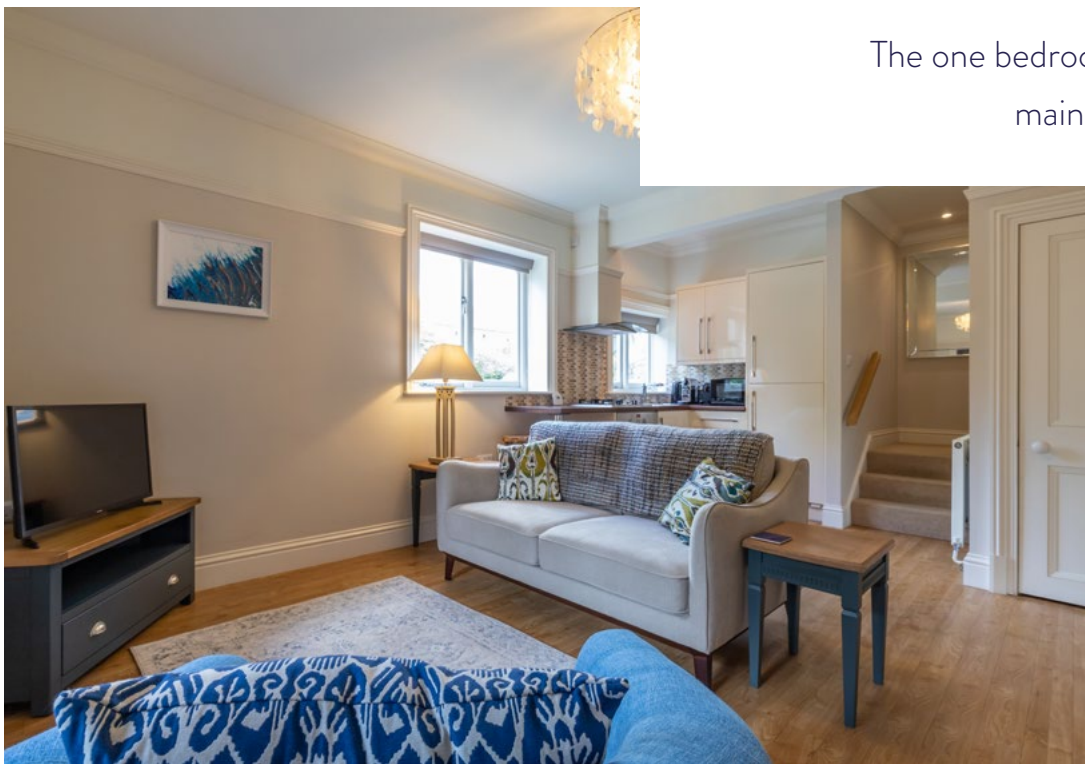


The secluded grounds are South facing and include a studio / lodge.

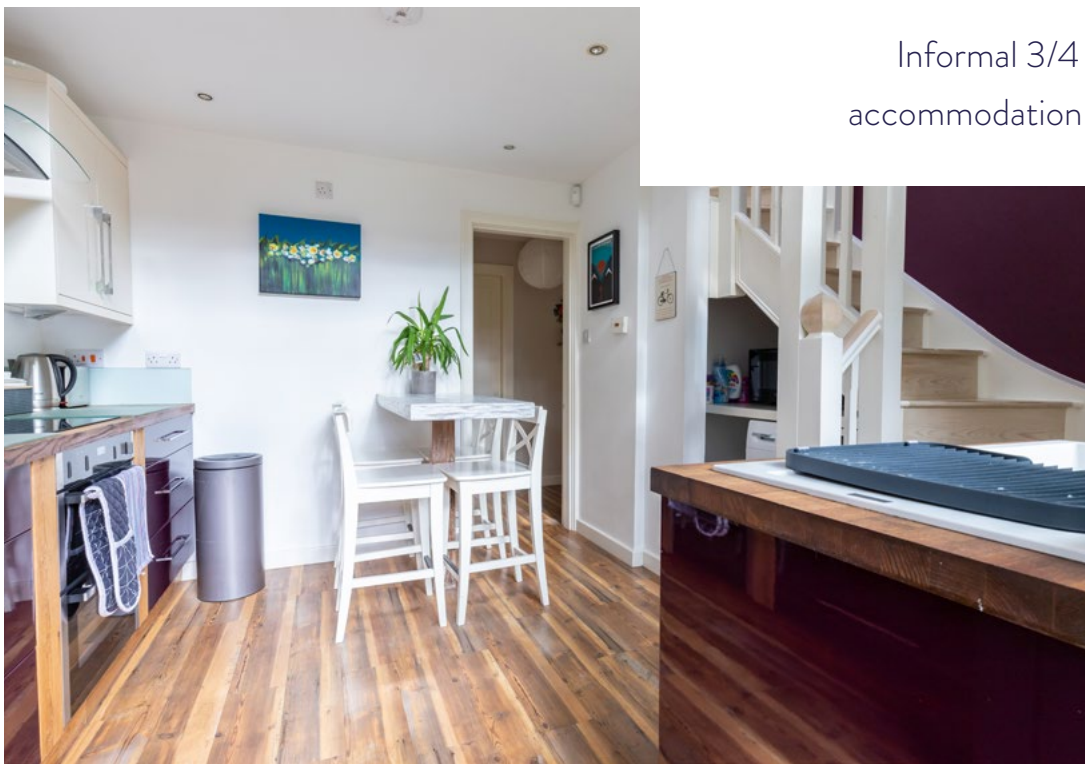


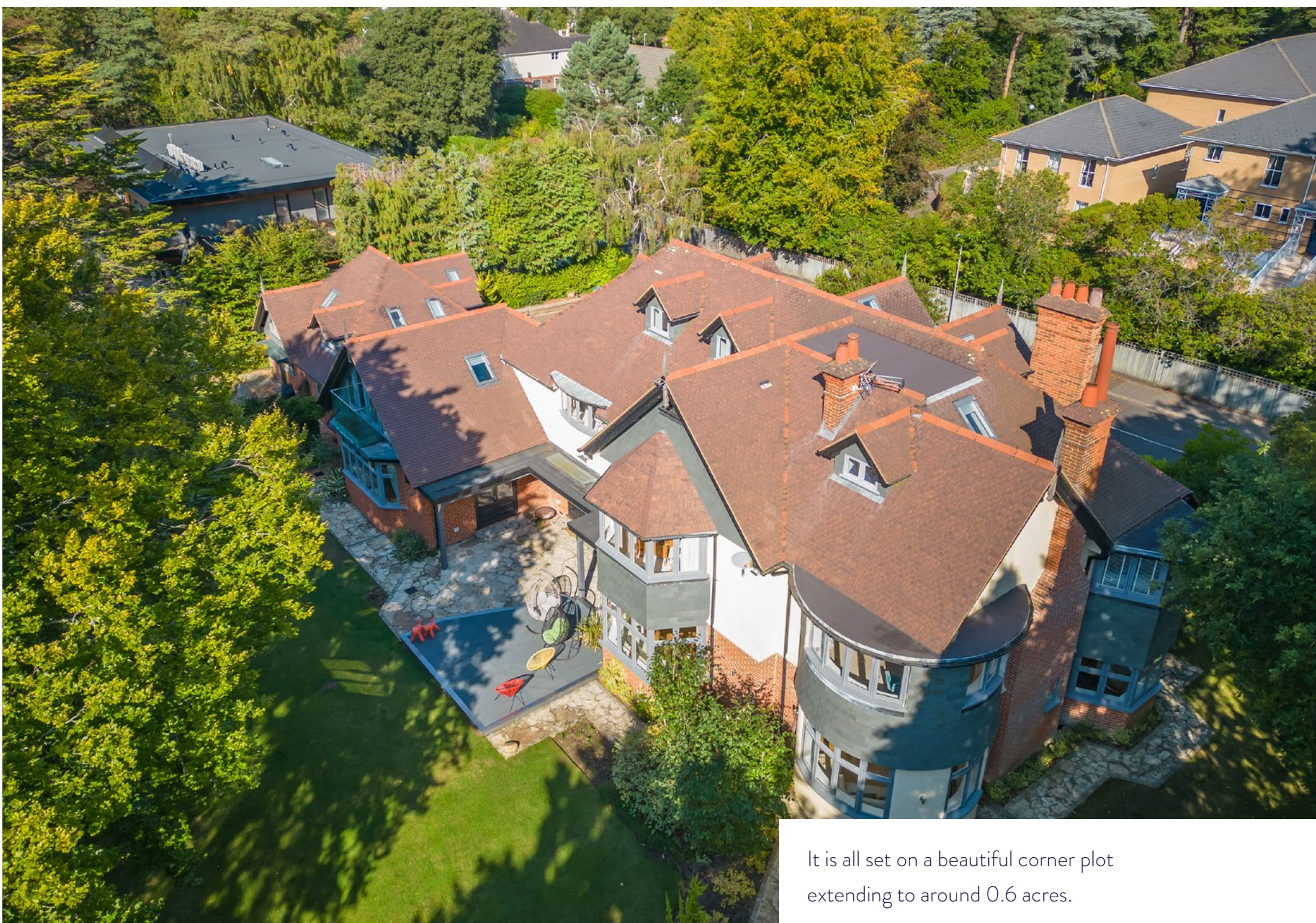
This is luxury living on the grandest of scales.

The one bedroom annexe to the main house.



Informal 3/4 bedroom guest accommodation in The Gatehouse.





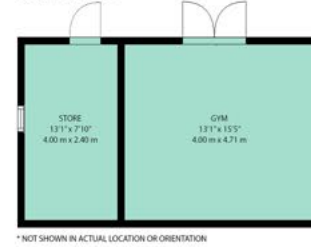
It is all set on a beautiful corner plot extending to around 0.6 acres.

Three Gates, 6 Tower Road West, Branksome Park, Poole, BH13 6LA

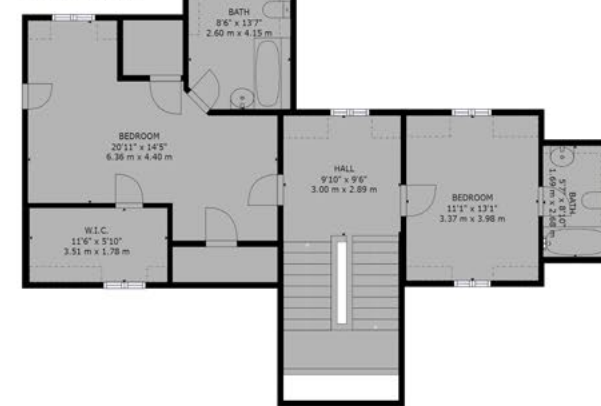
ANNEXE / GARAGE



OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



BASEMENT



GROSS INTERNAL AREA

MAIN HOUSE: FLOOR 1: 127 sq. ft, 12 m², FLOOR 2: 2254 sq. ft, 209 m², FLOOR 3: 1935 sq. ft, 180 m², FLOOR 4: 828 sq. ft, 77 m²
EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 146 sq. ft, 14 m² TOTAL: 5143 sq. ft, 478 m²
ANNEXE: FLOOR 1: 249 sq. ft, 23 m², FLOOR 2: 310 sq. ft, 29 m² TOTAL: 559 sq. ft, 52 m²
ANNEXE / GARAGE: FLOOR 1: 600 sq. ft, 56 m², FLOOR 2: 330 sq. ft, 31 m², GARAGE: 164 sq. ft, 15 m²
EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 97 sq. ft, 9 m² TOTAL: 1094 sq. ft, 102 m²
OUTBUILDING: 312 sq. ft, 29 m²
OVERALL TOTAL: 7108 sq. ft, 661 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

This amazing and substantial early 20th century home was originally built in the Arts & Crafts style but it has been enlarged and given an amazing facelift in a style which is sympathetic to that era but with contemporary details and materials.

There is built form totalling over 7,000 square feet and a South facing garden; all of this less than 0.5 miles from some of the area's most beautiful beaches at Branksome Chine. The quality threshold is very high and some of the original features including high ceilings combine seamlessly with modern day fixtures and fittings. The main dwelling and principal accommodation is circa 5,000 square feet and it comprises six bedrooms and five bathrooms whilst downstairs there are three impressive receptions and a wonderful kitchen diner with a large but homely centre island complete with informal seating.

Within the curtilage of the original house there is a one bedroom annexe with a private entrance, fitted kitchen and en suite bathroom, which could be ideal for extra family members, guests or even a home office. A large and more recently constructed outbuilding known as The Gatehouse was constructed as an oversized detached garage but it is used informally for guest accommodation with three bedrooms on the first floor as well as a bathroom. Downstairs the main space remains available for garaging but is laid out as living / kitchen breakfast room and additional room with shower.

In the level and family friendly garden there is a contemporary single storey pavilion with a store which could be suitable for a number of uses. The driveway is enclosed by two sets of remote control gates. All in all a unique and wonderful high quality home which could be perfect for a growing families making a lifestyle move or one which needs exceptional home office facilities.

- Highly attractive home
- Over 7,000 square feet of built form
- Level South facing garden
- Grounds of approx. 0.6 acres
- Main dwelling 6 beds, 5 baths
- Additional 1 bed annexe with private entrance
- Gatehouse - garage with accommodation
- Beaches less than 0.5 miles
- High quality fit out
- Exceptional guest or remote working facilities

Guide Price: £2,750,000

Tenure: Freehold

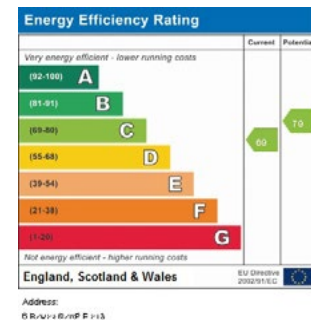
Stamp Duty: Main Home £241,250*
Additional Home £323,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

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

EPC:



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Property Ref: 0712



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.