

Luxury+Prestige

# PINEACRE

30 BURY ROAD, BRANKSOME PARK, POOLE, BH13 7DG







































# TAKE A STEP INSIDE



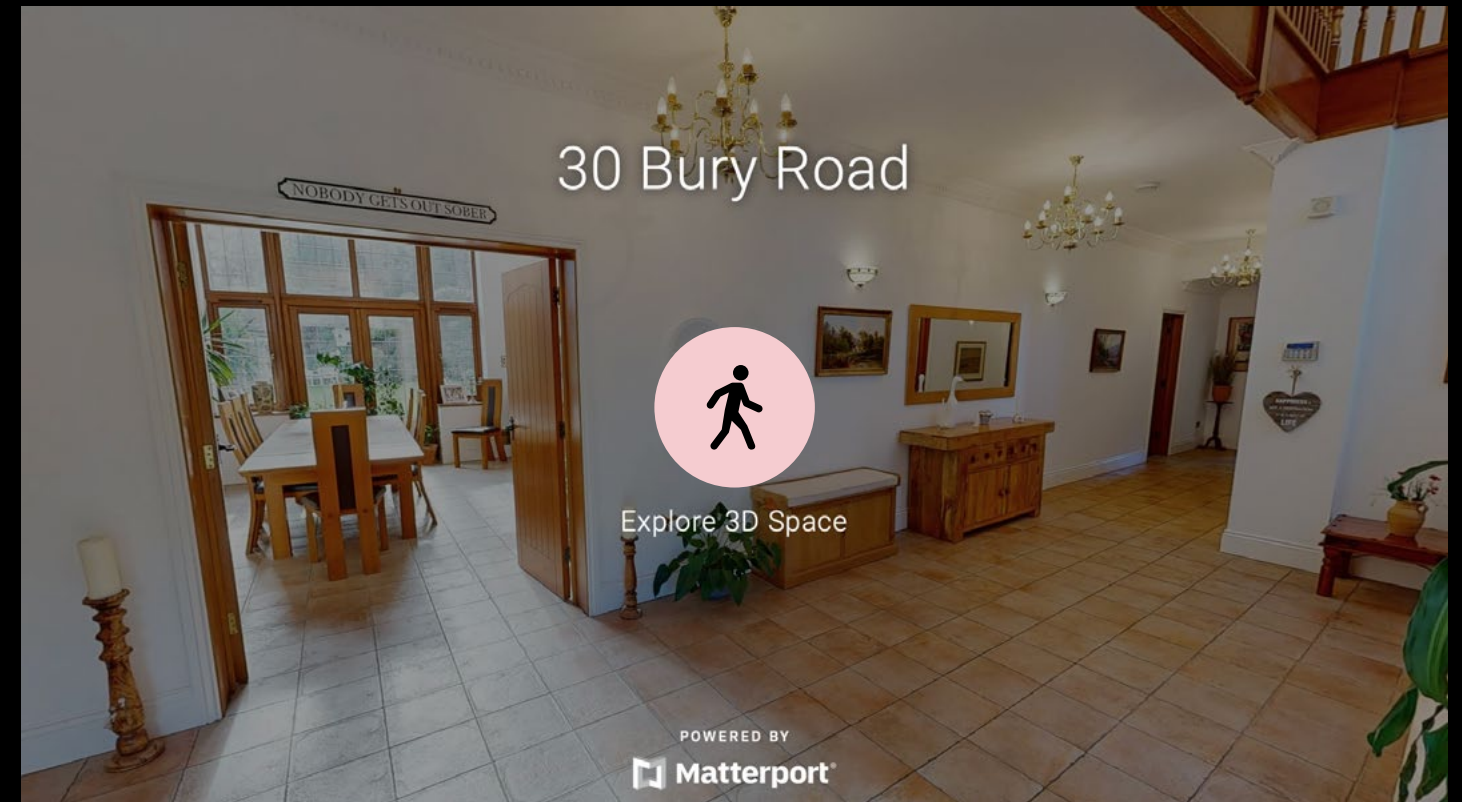
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## 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 as well as a fully interactive 3D tour.



Simply click on the thumbnail above 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.

**Matterport™**



# Floorplan

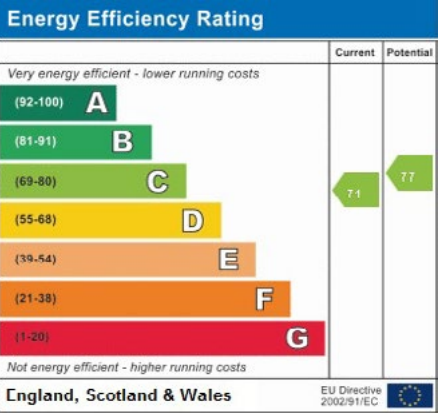
Pineacre, 30 Bury Road,  
Branksome Park, Poole, BH13 7DG

GROSS INTERNAL AREA

House:  
Ground Floor: 2,261 sq. ft / 210 m²  
First Floor: 2,237 sq. ft / 207 m²  
Garage: 702 sq. ft / 65 m²

Overall Total: 5,200 sq. ft / 482 m²

Sizes and dimensions are approximate, actual may vary.



Address:  
Pineacre

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# Summary

## Pineacre occupies a wonderful position in Branksome Park.

It boasts a huge and impressive frontage to the road and manicured grounds with a sunny aspect to the rear. With its sweeping driveway and turret it remains a good looking house, retaining a grand sense of arrival.

The accommodation extends to circa 5,000 square feet and it includes lots of interesting features such as a vaulted ceiling over one of the receptions and a wonderful galleried walkway to the principal bedroom suite. A radius staircase leading to the first floor is also impressive meaning there is no shortage of features or character in this otherwise modern home constructed just over twenty years ago.

There is a total of five bedrooms and five bathrooms and a choice of receptions including a 31' living room not to mention a fitted study. The hand painted kitchen complete with centre island was supplied and fitted by Smallbone. The oversize integral garage is over 10m in length. The house is conveniently located for the shops and amenities at Canford Cliffs Village which are approximately half a mile away and the beach at Branksome Chine can be reached via a picturesque woodland walk accessed by nearby Western Road.

# Details

Guide Price:	£3,495,000
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           £330,650** Additional Home   £505,400** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band H 2024/2025           £4,295.50pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + **Fantastic location**
- + **Convenient for shops and beaches**
- + **Impressive grounds**
- + **Sunny rear garden**
- + **Oversize integral garage over 10m in length**
- + **Five bedrooms, all en suite**
- + **Choice of receptions**
- + **Fitted study**
- + **Lots of architectural features**
- + **Well known home in the local area**



# Our team



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