



## The Wick Cottage

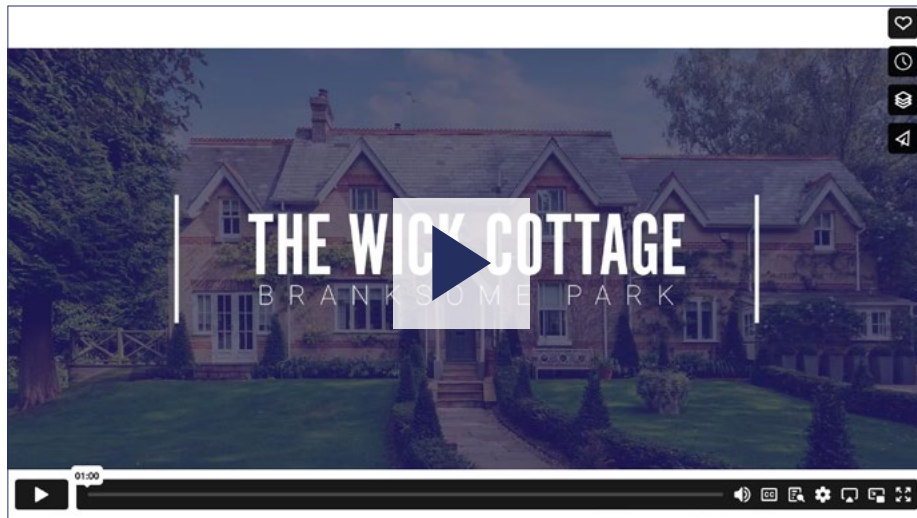
17 Dover Road, Branksome Park, Poole, Dorset, BH13 6DZ



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

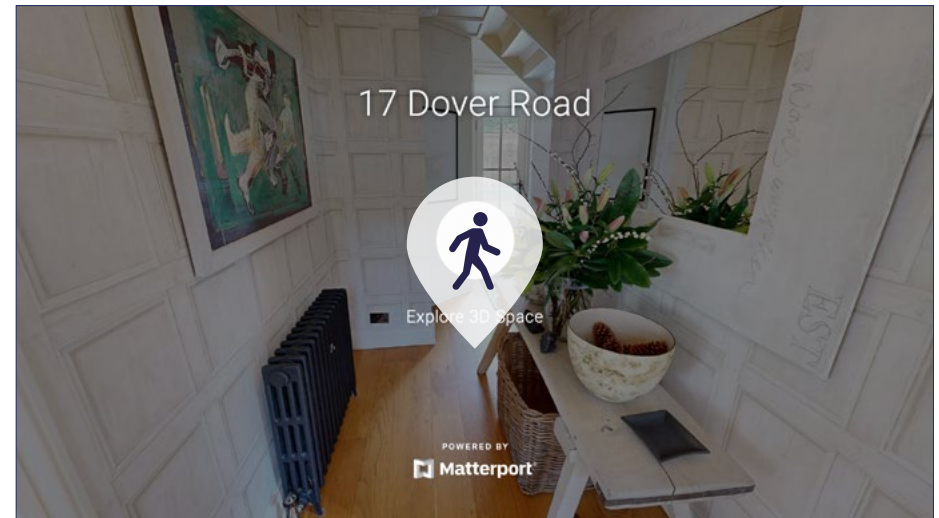
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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**



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™**



It has the feeling of a luxury country spa.



The interior is uber-stylish throughout.



The living spaces are light and bright with a modern feel.





There are multiple reception spaces, perfect for entertaining.



The entertaining room could be suitable for a number of uses.



The entertaining room opens out onto the courtyard and swimming pool.



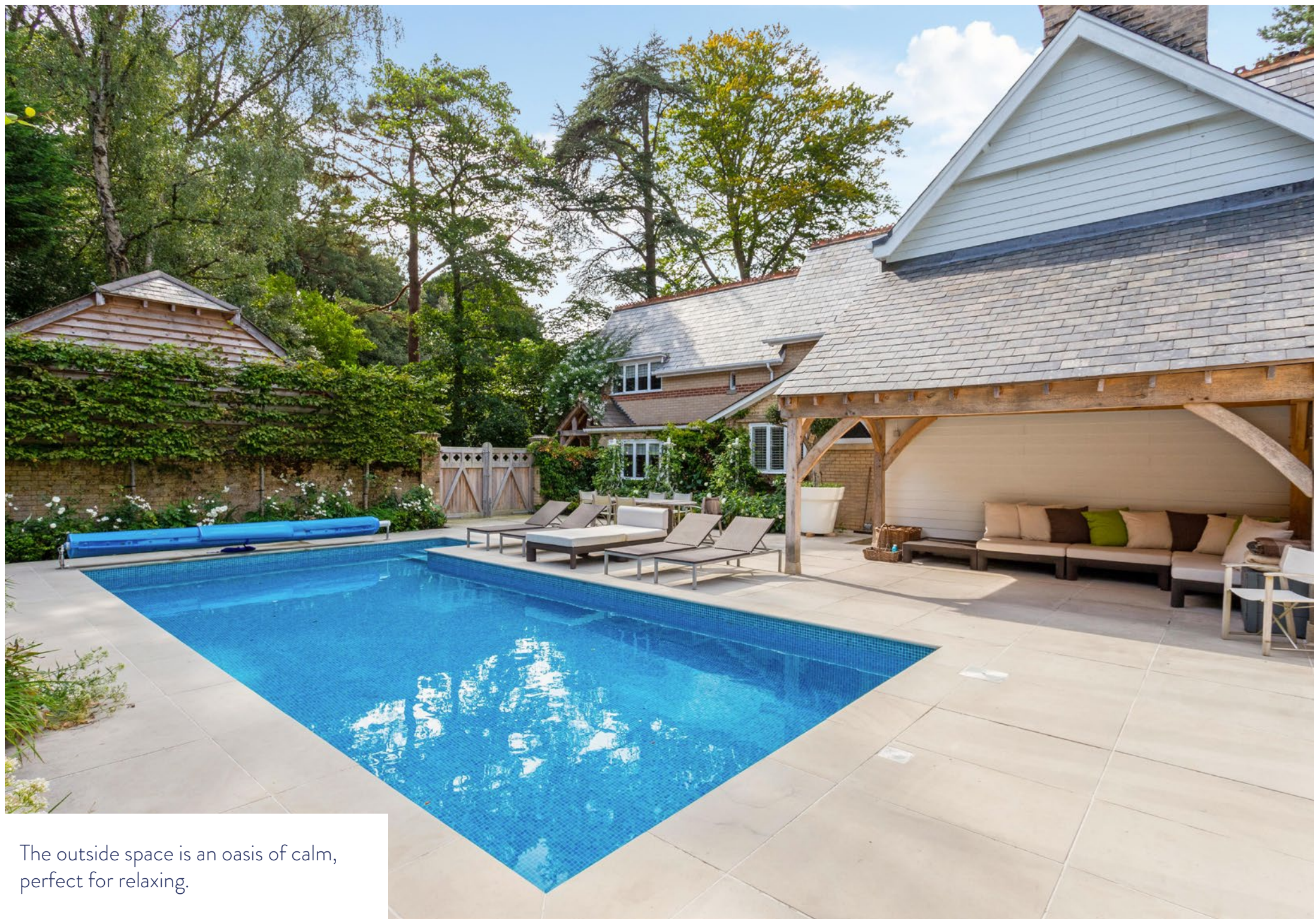


The principal suite features a vaulted ceiling, dressing room and en suite.





There are a total of four bedrooms and three bathrooms upstairs.



The outside space is an oasis of calm, perfect for relaxing.

# The Wick Cottage, 17 Dover Road, Branksome Park, Poole, BH13 6DZ

Approximate Area = 301 sq m / 3240 sq ft (Excluding Carport)

Including Limited Use Area (0.3 sq m / 3 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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## Summary

The Wick Cottage is a true one-off. On the outside it clearly dates from the Victorian era, brimming with character and original features. Take a step inside and it's been modernised with a cool and contemporary decor resulting in a highly luxurious home with the feel of an exclusive spa.

The built form extends to approximately 3,200 square feet arranged over two floors. This includes a total of four bedrooms and four bathrooms as well as five receptions (which could be re-arranged to form an extra bedroom suite). The extraordinary main bedroom includes a vaulted ceiling, separate dressing and a glamorous en suite bathroom.

Downstairs, the contemporary kitchen includes a centre island as well as an Aga and open plan dining. Other stand out features include a library / reading room and a 25' multi-purpose entertaining room which connects directly to a private courtyard with a wonderful outdoor swimming pool.

The grounds are a real feature of the property extending to just over 0.6 acres and they offer a high degree of seclusion, tucked away behind remote control gates. Dover Road is a private road and known for its quiet and leafy street scene as well as its luxury dwellings.

- A true one-off
- Feeling of an exclusive spa
- Lots of character features outside
- Cool and contemporary interior
- Four (potentially five) bedrooms
- Five receptions
- Private courtyard with outdoor swimming pool
- Manicured grounds over 0.6 acres
- Tranquil setting
- Remote control gates

## Details

**Guide Price:** £2,500,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

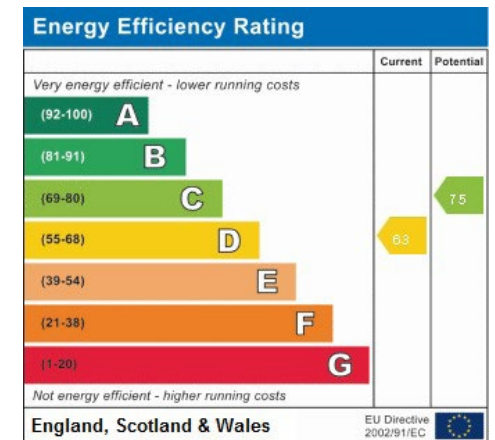
**Ground Rent:** N/A\*

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

**Stamp Duty:** Main Home £211,650\*\*  
Additional Home £286,250\*\*  
\*\* based on guide price

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

## EPC:



Address:  
17 Dover Road



# LUXURY & PRESTIGE

Exclusive Properties



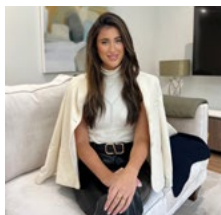
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### Important notice

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.