



## Chine House

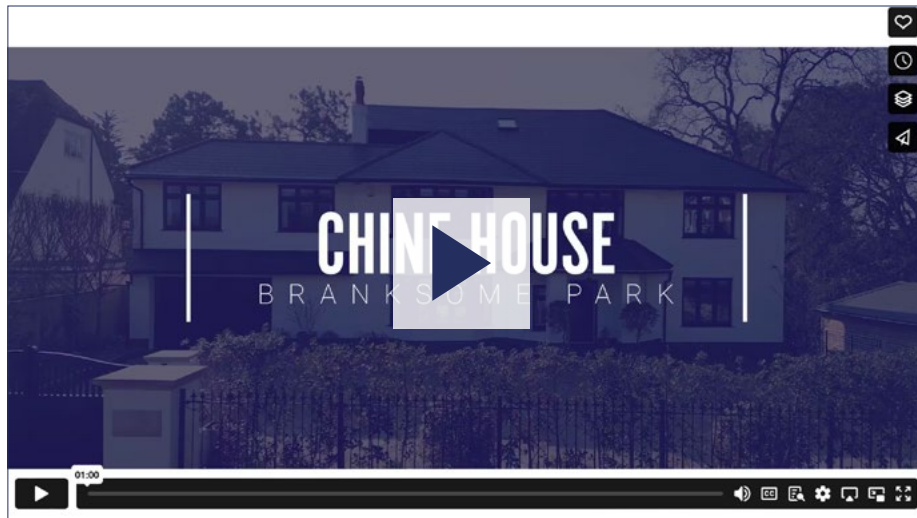
16 Buccleuch Road, Branksome Park, Poole, Dorset, BH13 6LF



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

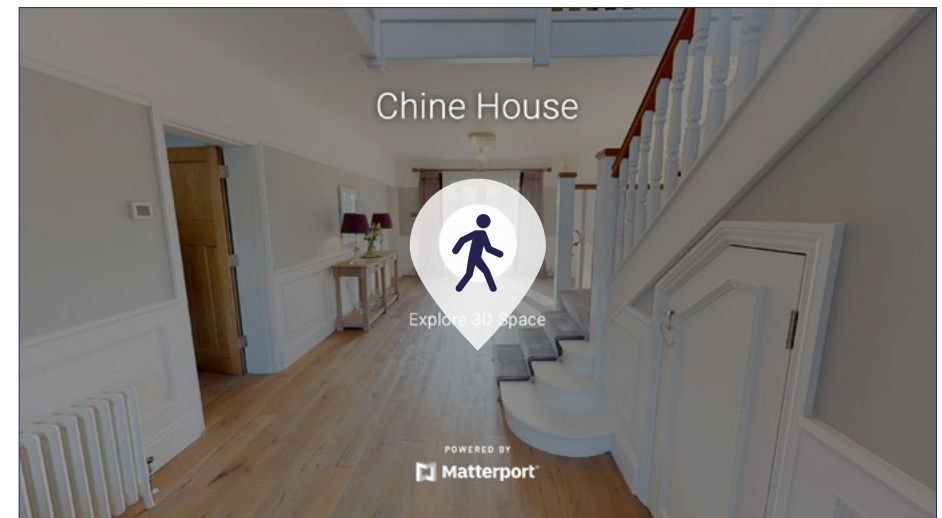
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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.

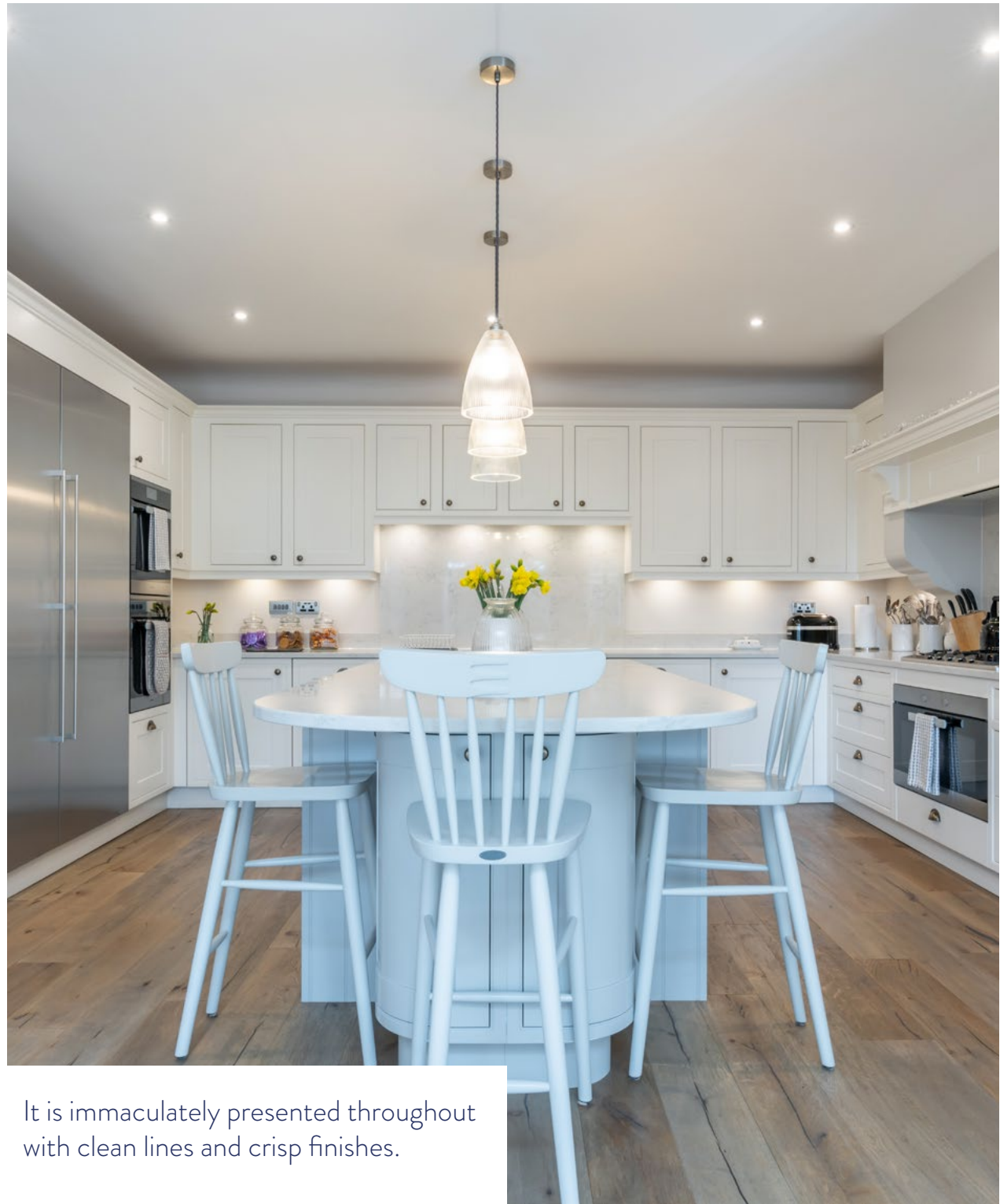
**Matterport™**



The extensive terracing is the perfect place to soak up the sun.



The interior is super stylish with a real sense of calm.



It is immaculately presented throughout with clean lines and crisp finishes.



There are plenty of options for entertaining with family and friends.





The reception rooms are all generously proportioned.



The principal bedroom suite is simply palatial.





Bedroom two also features a dressing room and luxurious en suite.





Every inch has been carefully thought through and beautifully designed.

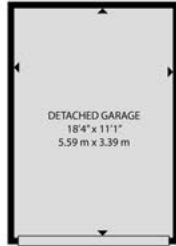


It is located barely 450m from the area's finest beaches.

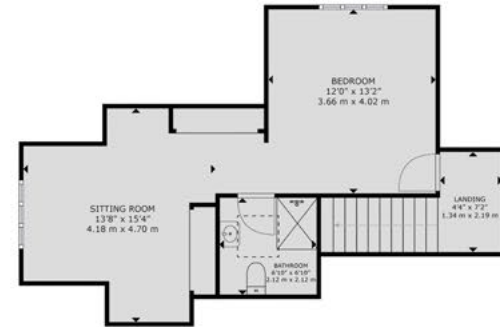
# Chine House, 16 Buccleuch Road, Branksome Park, Poole, BH13 6LF



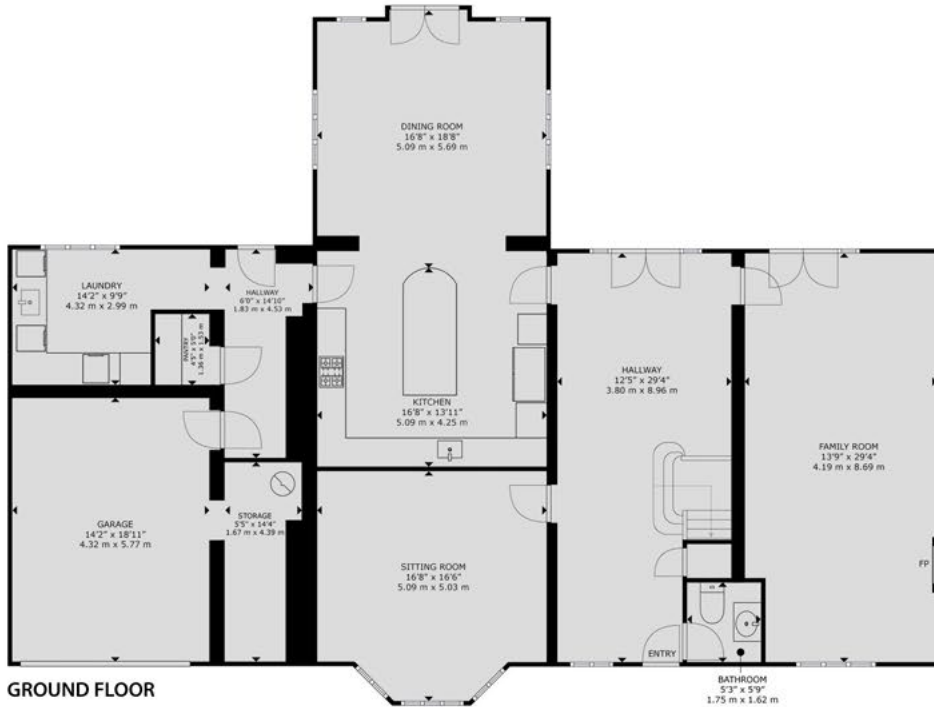
**GARDEN STUDIO \***  
\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



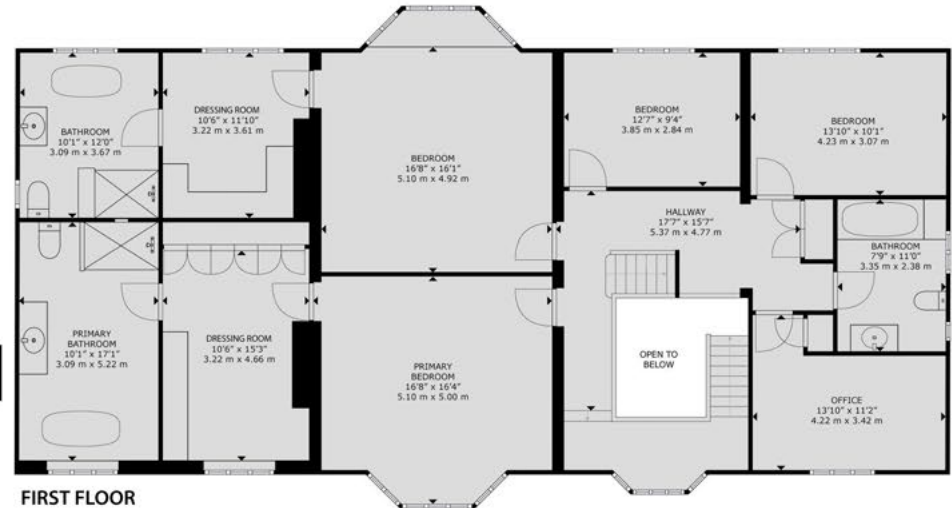
**DETACHED GARAGE \*\***  
\*\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

**GROSS INTERNAL AREA**  
 GROUND FLOOR: 1,983 sq. ft, 184 m<sup>2</sup>, FIRST FLOOR: 1,850 sq. ft, 171 m<sup>2</sup>  
 SECOND FLOOR: 449 sq. ft, 41 m<sup>2</sup>, GARAGE: 271 sq. ft, 25 m<sup>2</sup>  
**TOTAL: 4,553 sq. ft, 421 m<sup>2</sup>**  
 (EXCLUDED AREAS: GARDEN STUDIO: 196 sq. ft, 18 m<sup>2</sup>, DETACHED GARAGE: 204 sq. ft, 19 m<sup>2</sup>)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

Chine House occupies a wonderful spot offering all of the benefits of a quiet and leafy street scene but barely more than 450 metres from the exceptional Blue Flag beaches at Branksome Chine.

It has been remodelled and re-imagined by the current owners with a great deal of style and panache. The standard of fit and finish throughout is exceptional and it's a testament to their hard work and vision. The built form extends to over 4,500 square feet including the integral garage, although there is additional covered parking.

The accommodation includes a total of five or potentially six bedrooms and four bathrooms as well as a choice of receptions and a home office. The layout is versatile and it includes an impressive reception hall as well as a kitchen family room with a stunning hand painted kitchen complete with a centre island and breakfast bar.

The house is light and airy and the main receptions connect to the expansive sun trap terrace where there is also a specially constructed summer house nearby which could be suitable for a number of uses as it comes with internet access. Chine House has a relaxed feel which perfectly complements the lifestyle on offer within the myriad of leisure opportunities which are in the immediate area and further afield.

- Popular location
- Approximately 450 metres from the beach
- Circa 4,500 square feet
- Stunning decor
- Meticulous standard of finish throughout
- 5/6 bedrooms
- Choice of receptions
- Mediterranean style sun terrace
- Light and airy
- Great parking

## Details

**Guide Price:** £2,495,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

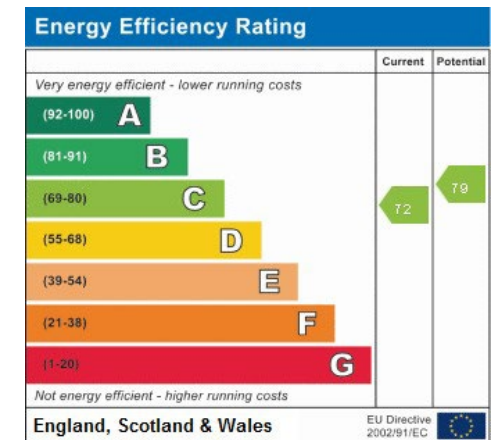
**Ground Rent:** N/A\*

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

**Stamp Duty:** Main Home £210,650\*\*  
Additional Home £285,500\*\*  
\*\* based on guide price

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

## EPC:



Address:  
18 Buccleuch Street



# LUXURY & PRESTIGE

Exclusive Properties



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**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** 0940



### 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.