



Brackendale

15 Leicester Road, Branksome Park, Poole, Dorset, BH13 6BZ



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

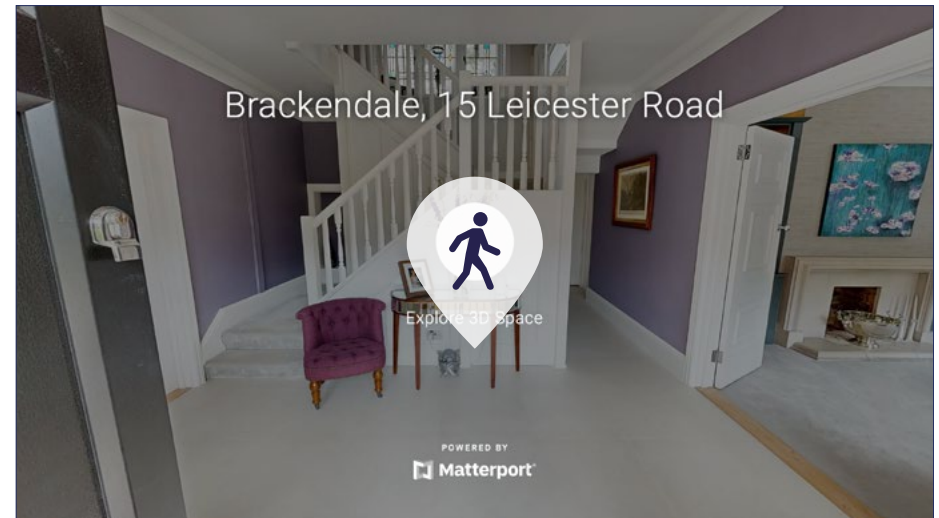
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™



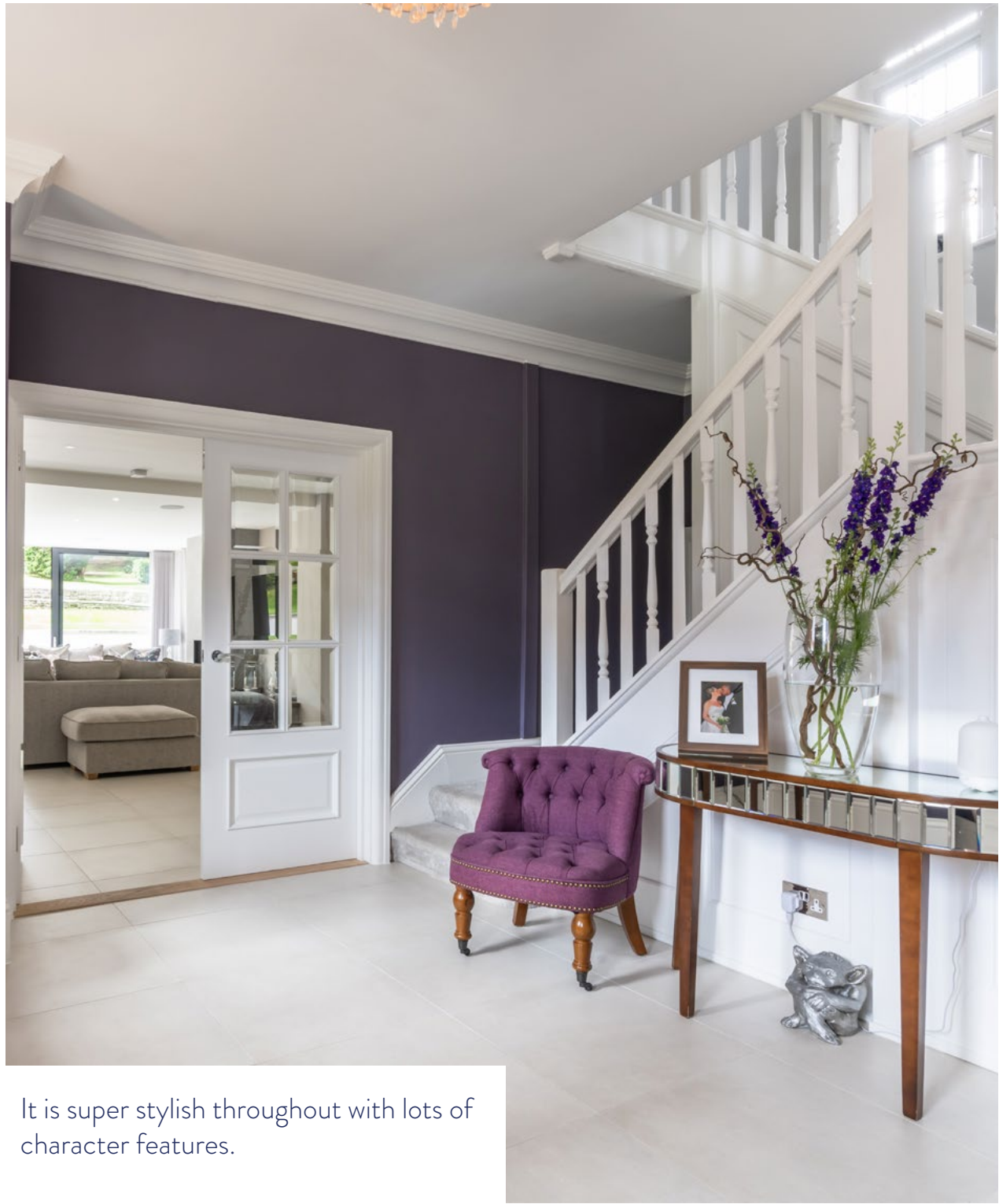
Brackendale is an imposing Branksome Park home.



The striking kitchen forms part of a luxurious open plan living space.



The main family space opens directly onto the manicured gardens.



It is super stylish throughout with lots of character features.



Perfect for socialising and entertaining with family and friends.



There is a choice of luxurious reception spaces.



The decor is a wonderful blend of contemporary and traditional.



The palatial principal suite includes a decked sun terrace.



The height of luxury with dressing room and spacious en suite.



There are five bedrooms and four bathrooms.



It sits in beautifully manicured grounds of approximately one acre.





The gardens are ideal for growing families.

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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA:
 GROUND FLOOR: 2,211 sq. ft., 205 m2
 FIRST FLOOR: 2,301 sq. ft., 214 m2
 GARAGE: 451 sq. ft., 42 m2
TOTAL: 4,963 sq. ft., 461 m2
 BALCONY: 452 sq. ft., 42 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

If you're searching for a traditional Branksome Park house which has been imaginatively remodelled to form a modern and highly luxurious family home, then look no further.

Brackendale sits in a wonderful plot which extends to around one acre and is directly opposite the Branksome Park tennis courts. The built form extends to nearly 5,000 square feet and it includes five bedrooms, four bathrooms a 33' open plan kitchen lifestyle room as well as a choice of reception rooms and potentially two home offices.

The standard of design, fit and finish is exceptional everywhere but especially so in the impressive family room room with its simply stunning kitchen complete with centre island and breakfast bar. This impressive room is also zoned for relaxed living and informal dining, connecting to the private sun terrace and exceptional garden beyond via large format sliding patio doors.

The bedrooms are all generously proportioned but the principal suite offers an even higher level of luxury with a dedicated dressing area, a stunning en suite bathroom and access to an oversize sun terrace. The specification includes underfloor heating to the principal rooms as well as Control4 Home Automation for the heating, lighting, audio visual and security. The house includes an integral double garage as well as space for casual / guest parking.

- Wonderful one acre plot
- Opposite Branksome Park tennis courts
- Five bedrooms, four bathrooms
- Choice of receptions
- Potentially two home offices
- Highly luxurious principal bedroom suite with terrace
- 33' kitchen family room
- Beautiful interior
- Landscaped grounds
- Great parking

Details

Guide Price: £2,895,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

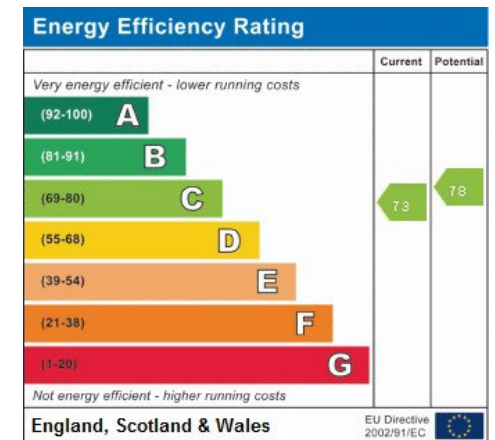
Ground Rent: N/A*

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

Stamp Duty: Main Home £258,650**
Additional Home £345,500**
** based on guide price

Council Tax: Band G
2024/2025 £3,579.59pa

EPC:



Address:
15 St. John's Park



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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.