

Luxury+Prestige

BRACKENDALE

15 LEICESTER ROAD, BRANKSOME PARK, POOLE, BH13 6BZ





















TAKE A STEP INSIDE



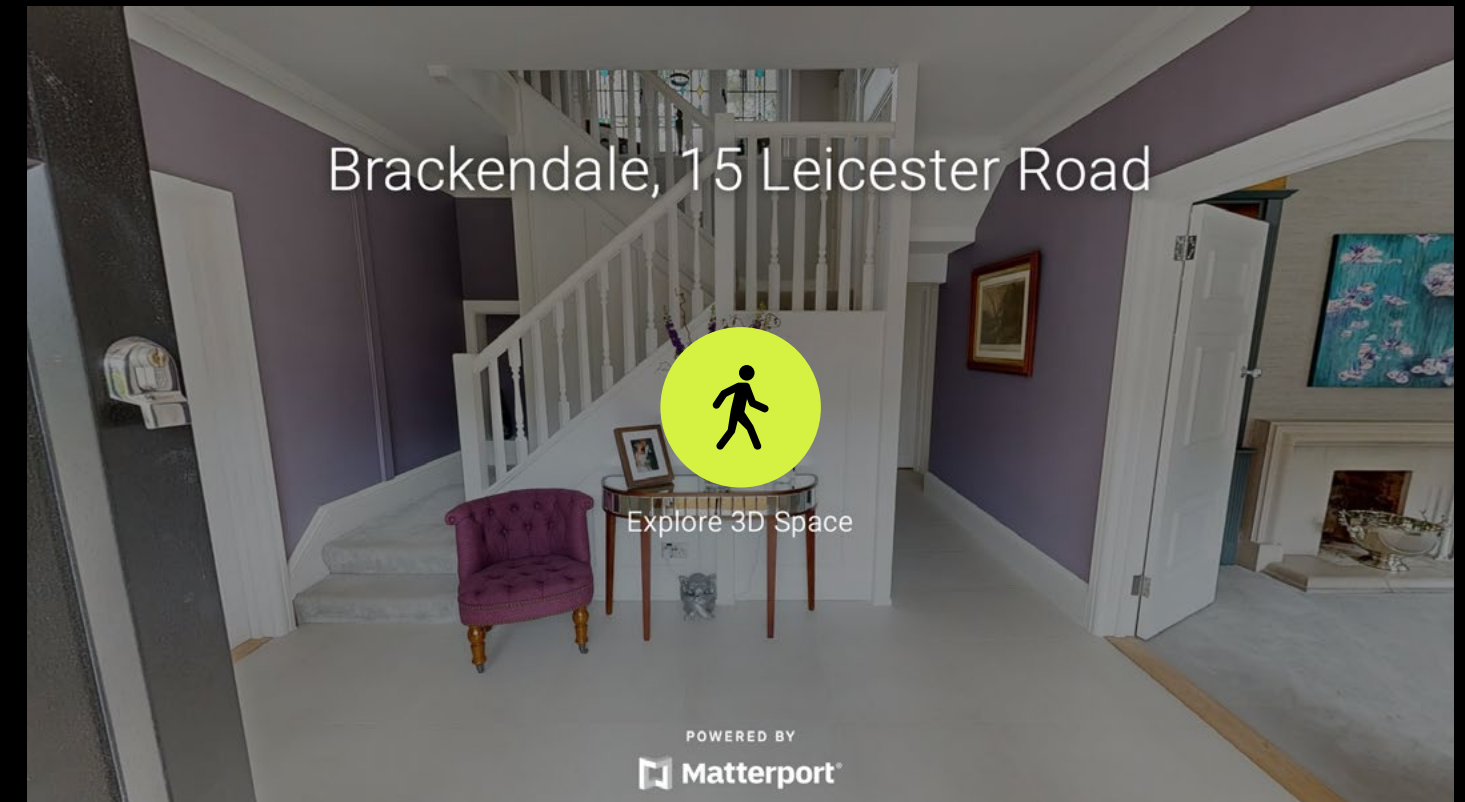
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

Matterport™

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.

Floorplan

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

GROSS INTERNAL AREA

House:
Ground Floor: 2,211 sq. ft / 205 m²
First Floor: 2,301 sq. ft / 214 m²
Garage: 451 sq. ft / 42 m²
(Excluded areas, Balcony - 452 sq. ft / 42 m²)

Overall Total: 4,963 sq. ft / 461 m²

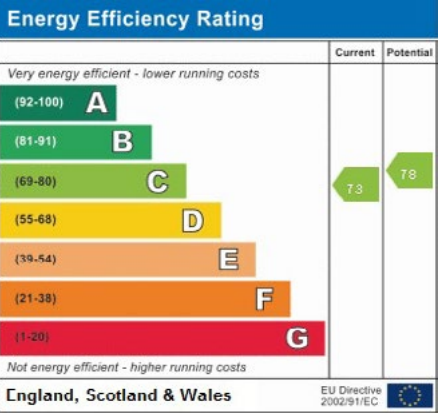
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



Address:
15 Leicester Road, Poole, Dorset, BH13 6BZ

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 undefloor 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.

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 | £403,400** | |
| | ** based on guide price, correct as at 6.11.24 | | |
| Local Authority: | BCP Council | | |
| Council Tax: | Band G | | |
| | 2024/2025 | £3,579.50pa*** | |
| | *** Amount shown is for a main home, please seek advice for additional home. | | |
| Services: | Mains gas, electricity, water and drainage | | |

Key features

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

Our team



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