



12 Branksea Avenue

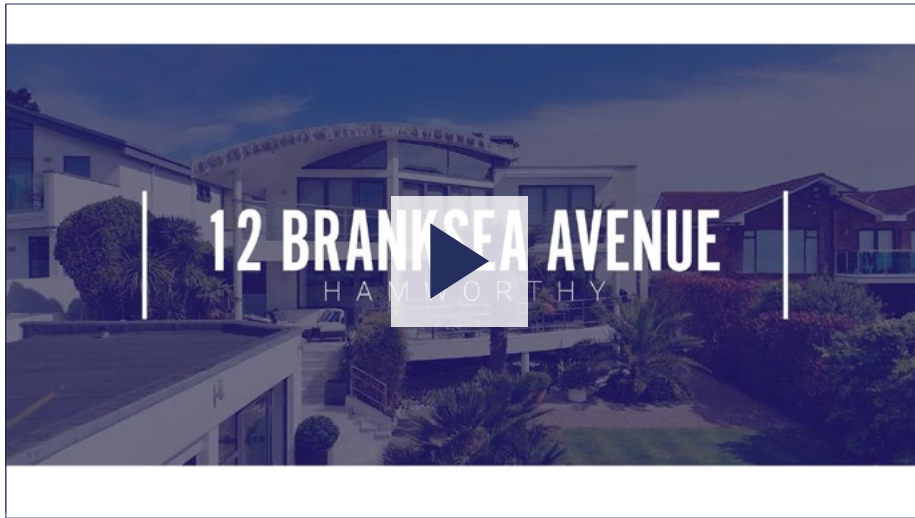
Hamworthy, Poole, Dorset, BH15 4DW



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

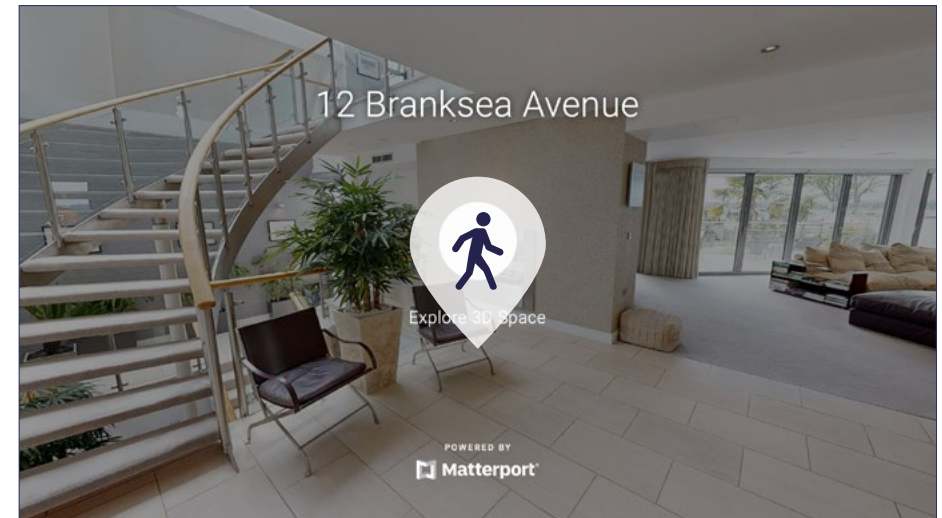
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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.

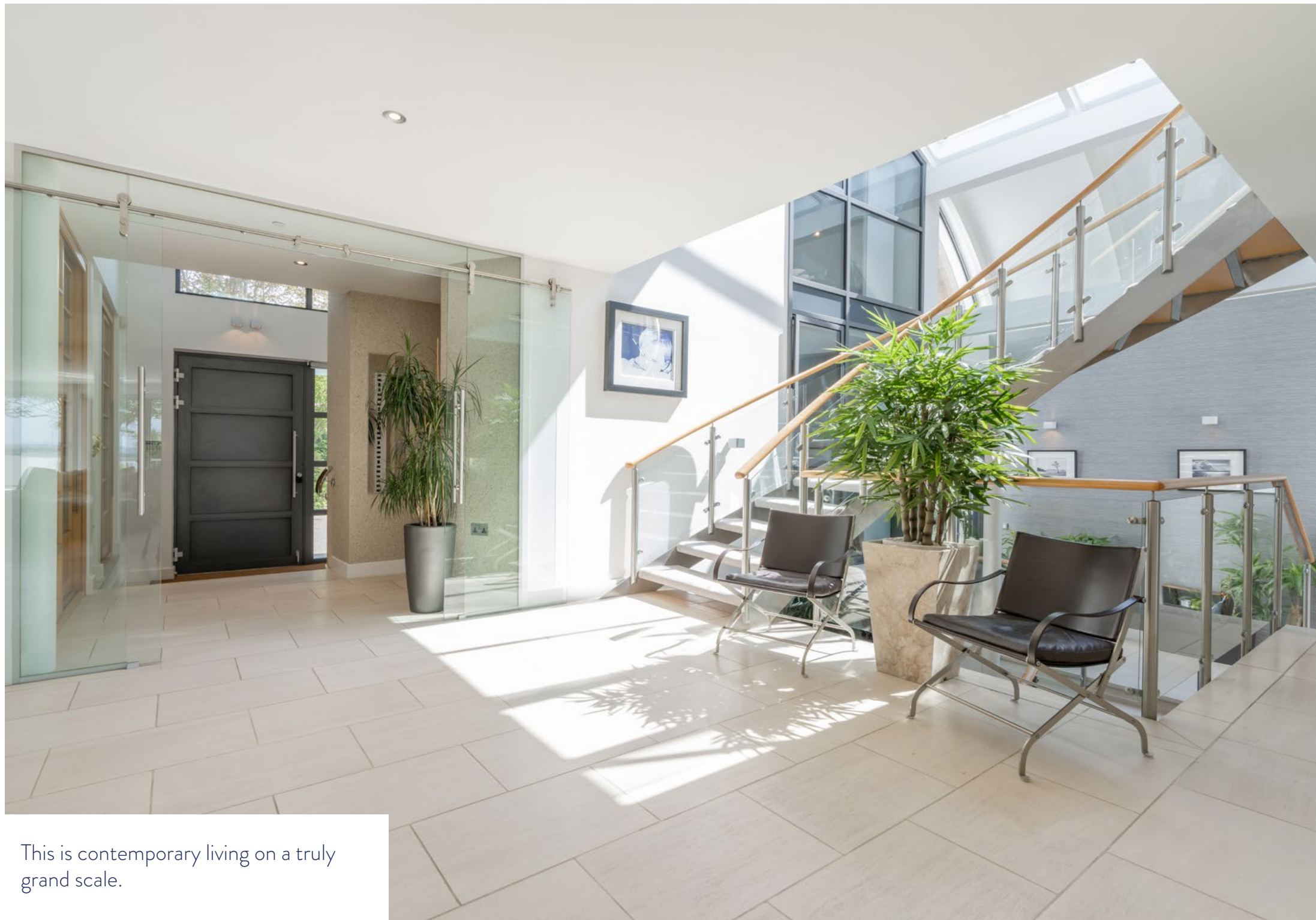
Matterport™



This stunning home epitomises what it means to live on the South Coast.



The access to the water is almost unrivalled in the area.



This is contemporary living on a truly grand scale.



The semi open plan living space zones easily for kitchen, dining and living.



The kitchen by Poggenpohl features a large centre island.

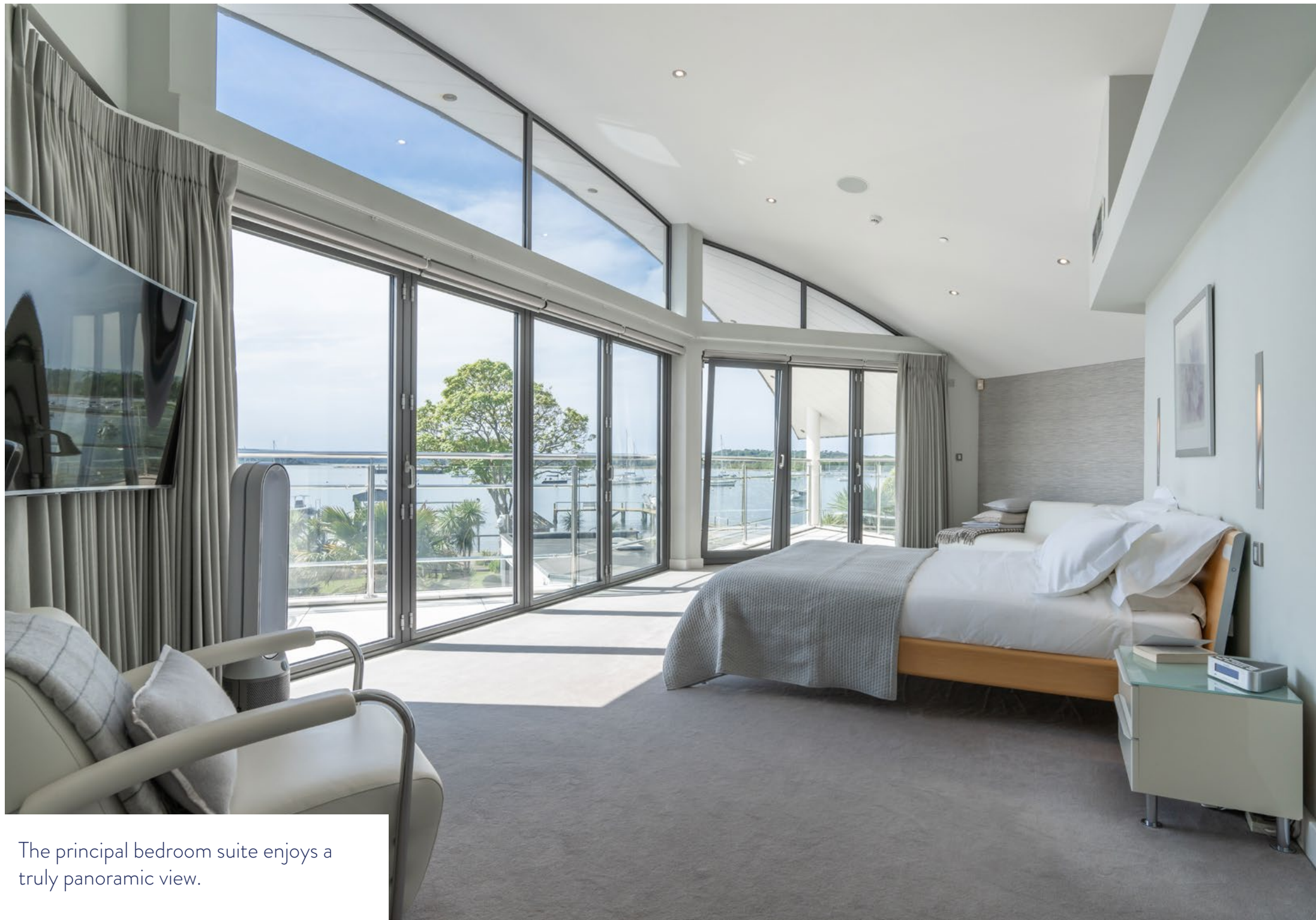


The main terrace from the living space is the perfect place to soak up the sun.



There is a cosy snug on the first floor, perfect for watching the world go by.





The principal bedroom suite enjoys a truly panoramic view.





There are total of four bedrooms, each with their own en suite.



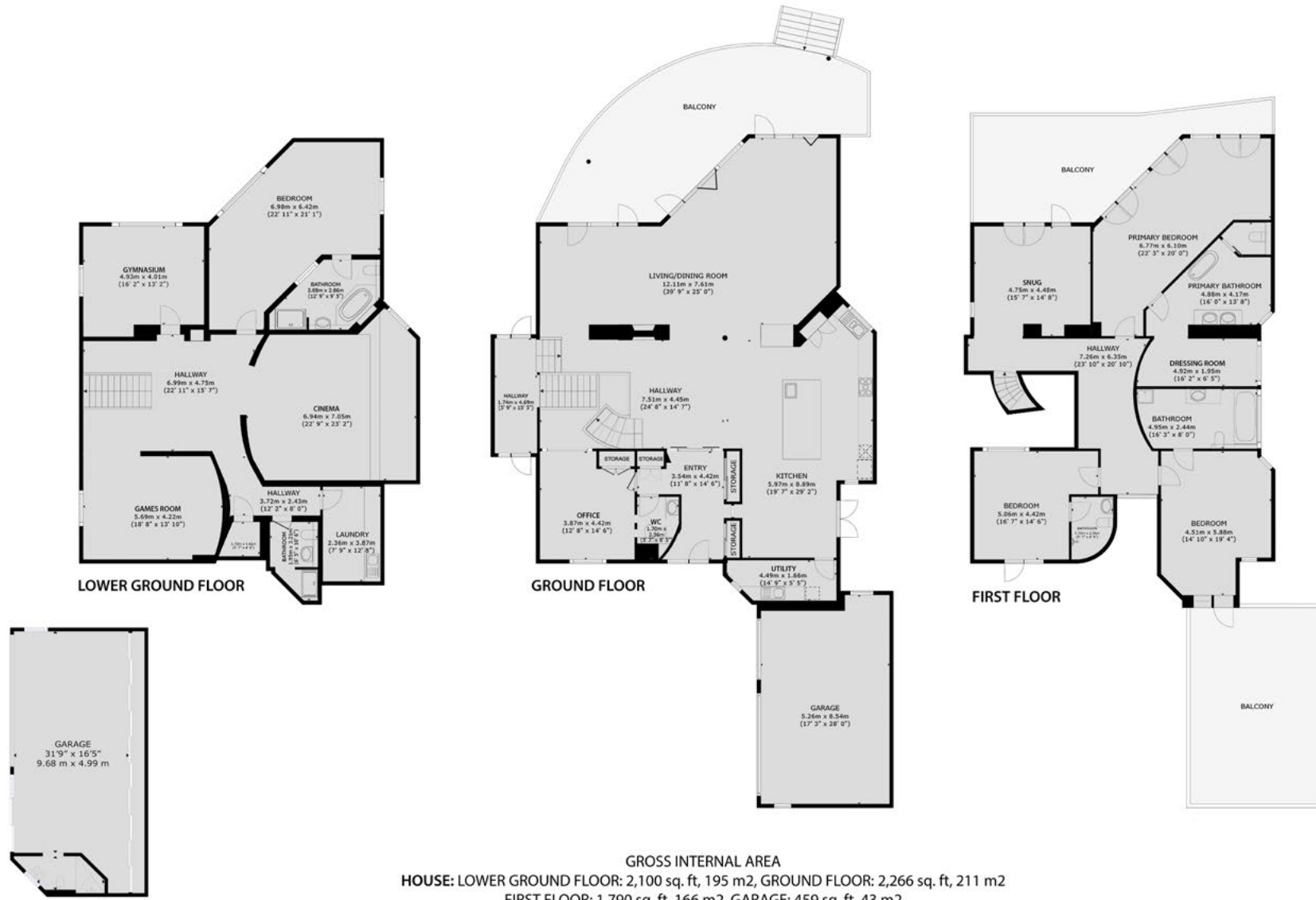


The boat hoist at the end of the jetty gives an easy connection to the water.



This is a very special home in a truly wonderful location.

12 Branksea Avenue, Hamworthy, Poole, BH15 4DW



BOAT STORE *
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA
HOUSE: LOWER GROUND FLOOR: 2,100 sq. ft, 195 m2, GROUND FLOOR: 2,266 sq. ft, 211 m2
 FIRST FLOOR: 1,790 sq. ft, 166 m2, GARAGE: 459 sq. ft, 43 m2
TOTAL: 6,615 sq. ft, 615 m2
BOAT STORE: 625 sq. ft, 58 m2
OVERALL TOTAL: 7,240 sq. ft, 673 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

For boating enthusiasts the waterfront on this stretch of coastline in Hamworthy is renowned for its access to the water and of course its beautiful and especially tranquil harbour views.

Tucked away in a quiet corner of Poole and a short distance from Morriconium Quay, which is another well known haven for yacht owners, this simply stunning contemporary home was constructed in around 2003 to an award-winning design by highly regarded developers for their own occupation. Almost uniquely in the area it features a private slipway, a private jetty, a floating pontoon, a large boat hoist as well as a separate boat house which could be suitable for a collection for RiBs and jet skis amongst other things. In addition to all of this it also offers hugely impressive entertaining and leisure amenities in the form of a choice of private sun decks and terraces, a private cinema, a gymnasium and games room.

The total built form including the boat store and triple garage extends to over 7,000 square feet including, four bedrooms each with en suite facilities, a wonderful open plan kitchen family room with a kitchen by Poggenpohl, a home office and a snug. The principal bedroom is spectacular and palatial with its barrel ceiling, panoramic views and private sun balcony. The decorative finishes everywhere are beautiful and sophisticated, complemented by a high end specification including programmable lighting, home automation and air conditioning.

- Award-winning home
- Direct water frontage
- Jetty and floating pontoon
- Slipway, boat house & boat hoist
- Totals over 7,000 square feet
- Palatial main bedroom
- Open plan living with kitchen by Poggenpohl
- Four bedrooms, six bathrooms
- Gymnasium, cinema and games room
- Beautiful grounds

Details

Guide Price: £4,850,000

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.

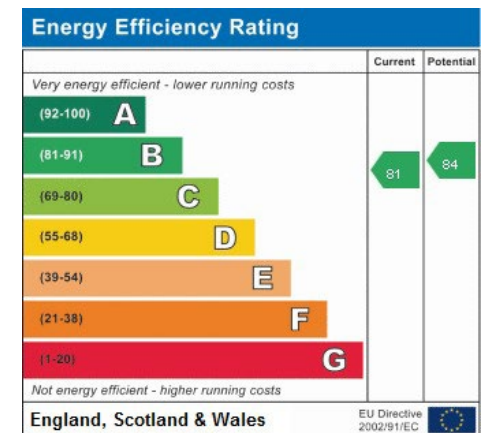
Stamp Duty: Main Home £493,250**

Additional Home £638,750**

** based on guide price

Council Tax: Band H
2024/2025 £4,295.50pa

EPC:



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12 Branksea Avenue



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Exclusive Properties



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Property Ref: 0448



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.