

Luxury+Prestige

# 12 BRANKSEA AVENUE

HAMWORTHY, POOLE, BH15 4DW

























# TAKE A STEP INSIDE



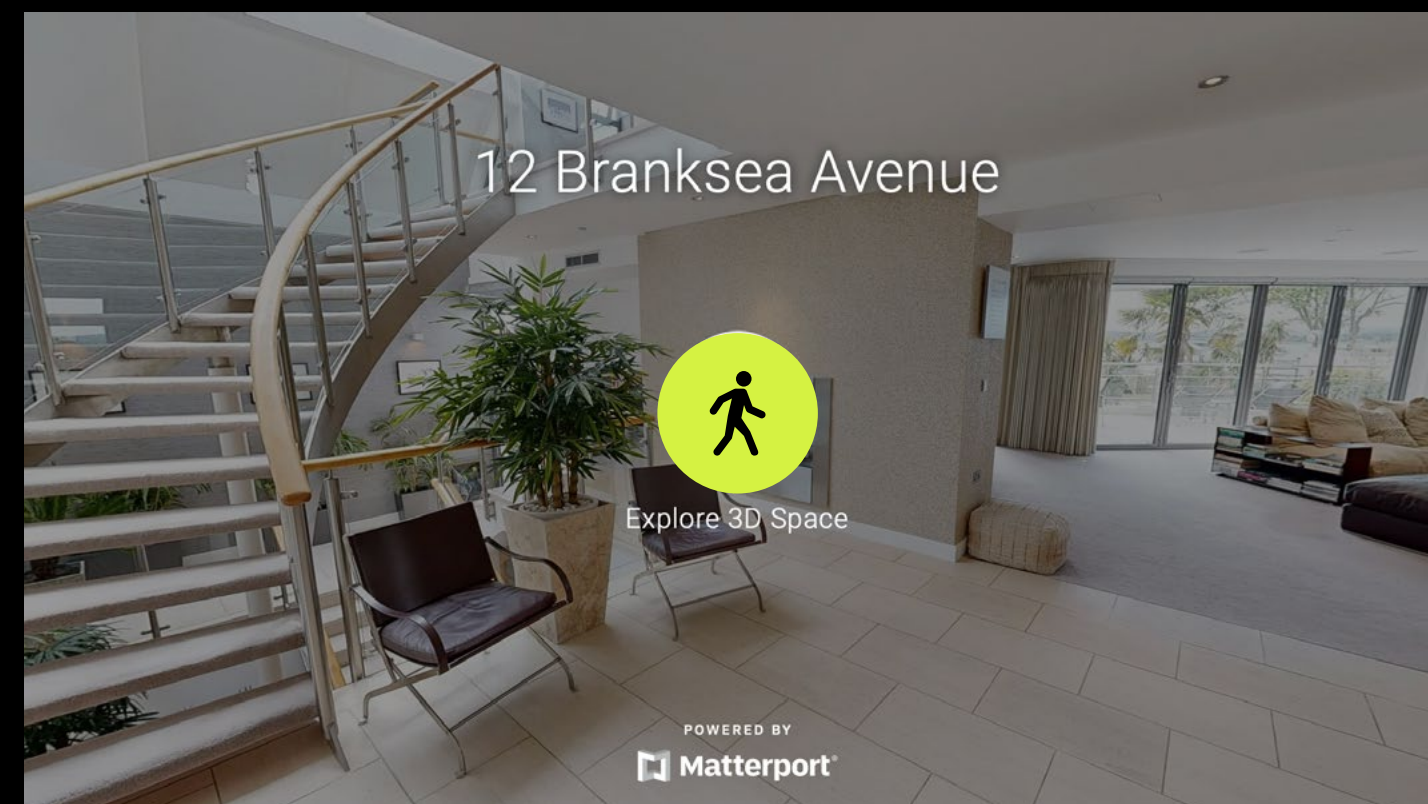
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



## 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.

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

12 Branksea Avenue,  
Hamworthy, Poole, BH15 4DW

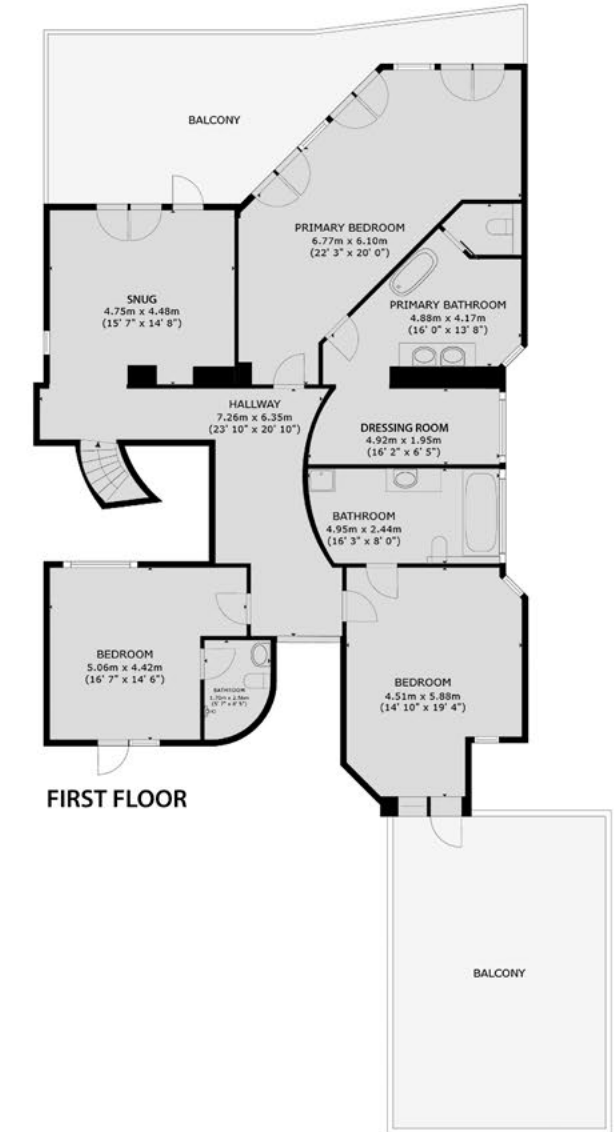
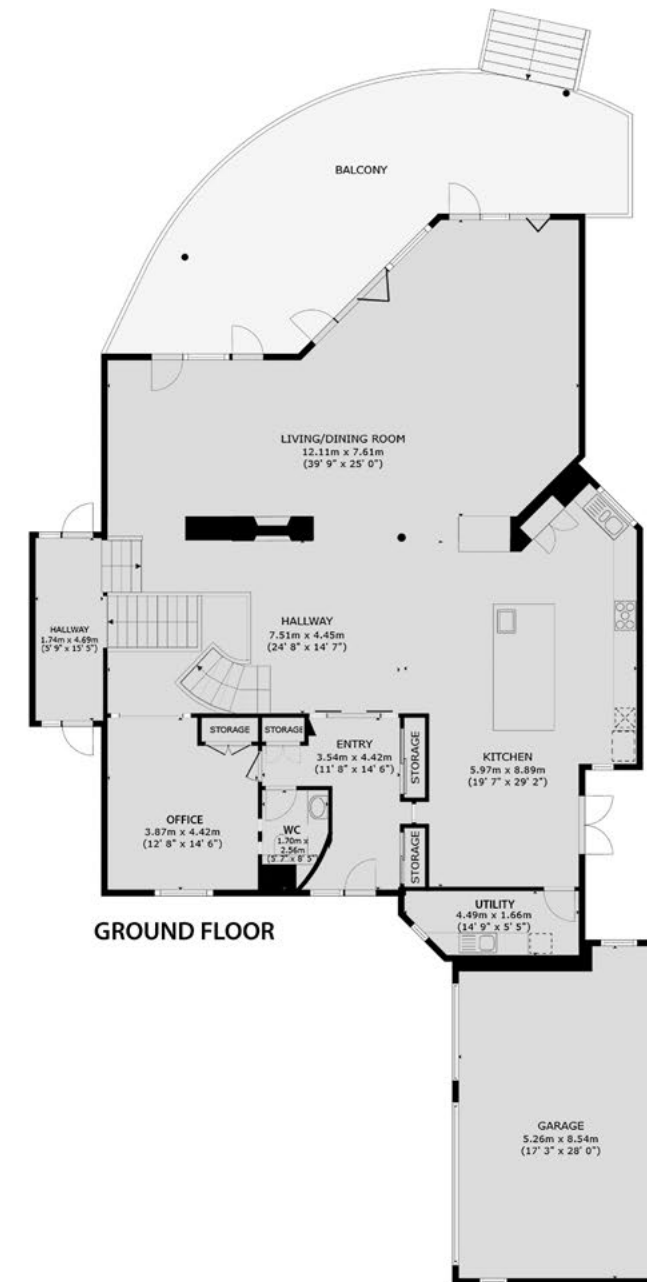
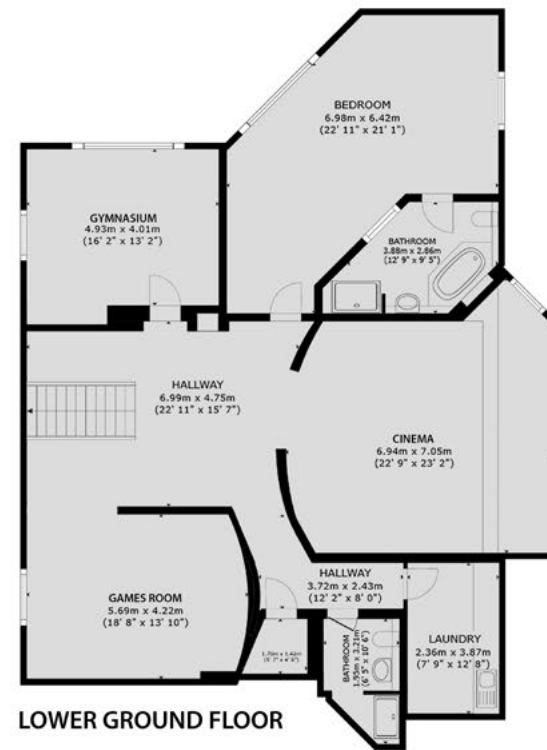
## GROSS INTERNAL AREA

House:  
 Lower Ground Floor: 2,100 sq. ft / 195 m<sup>2</sup>  
 Ground Floor: 2,266 sq. ft / 211 m<sup>2</sup>  
 First Floor: 1,790 sq. ft / 166 m<sup>2</sup>  
 Garage: 459 sq. ft / 43 m<sup>2</sup>  
 Total: 6,615 sq. ft / 615 m<sup>2</sup>

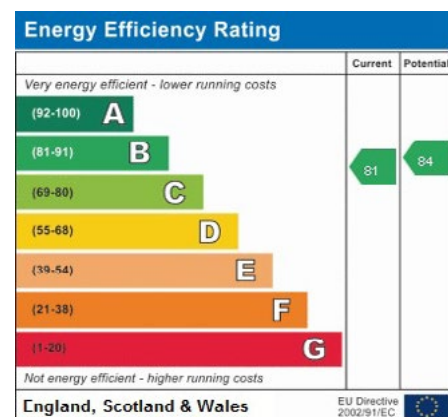
Boat Store: 625 sq. ft / 58 m<sup>2</sup>

Overall Total: 7,240 sq. ft / 673 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



Address:  
12 Branksea Avenue

# 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 Lake Yard Marina, 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.

# 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 £735,750\*\*

\*\* based on guide price, correct as at 6.11.24

**Local Authority:** BCP Council

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

\*\*\* Amount shown is for a main home, please seek advice for additional home.

**Services:** Mains gas, electricity, water and drainage

# Key features

- + 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



# Our team



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