



19 Wilderton Road

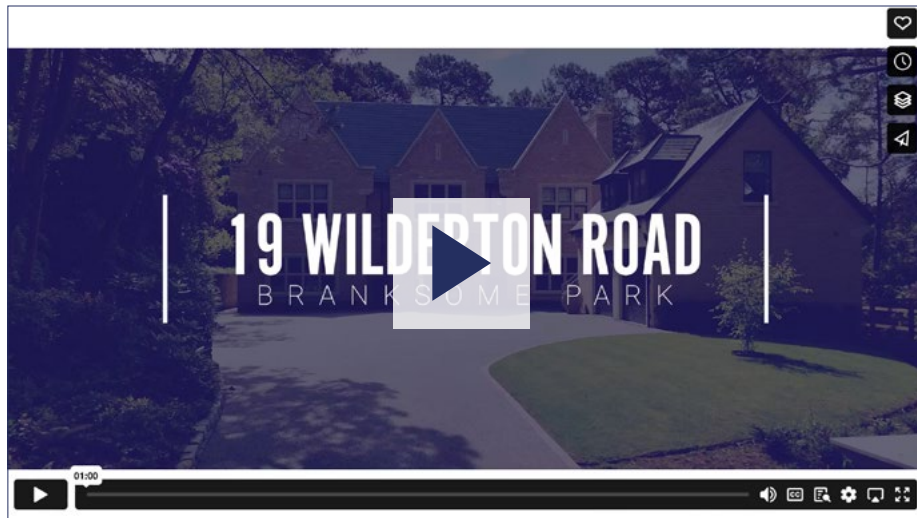
Branksome Park, Poole, Dorset, BH13 6ED



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

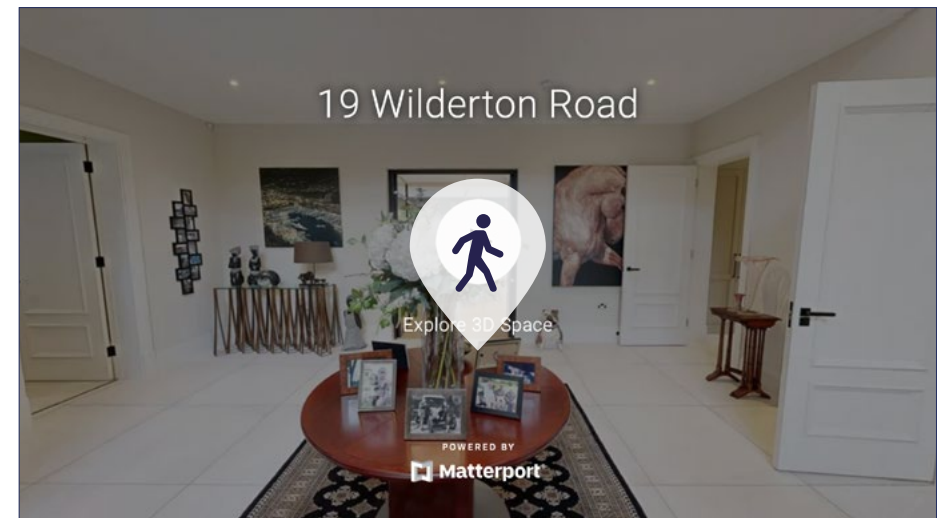
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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 impressive home offers nearly 5,900 square feet of accommodation.



The entrance hall creates a grand sense of arrival.



The stylish kitchen features top of the range appliances.



There is plenty of space for entertaining family and friends.



The interior design is beautiful throughout with a calm feel.



The open plan lifestyle room spans the entire width of the home.

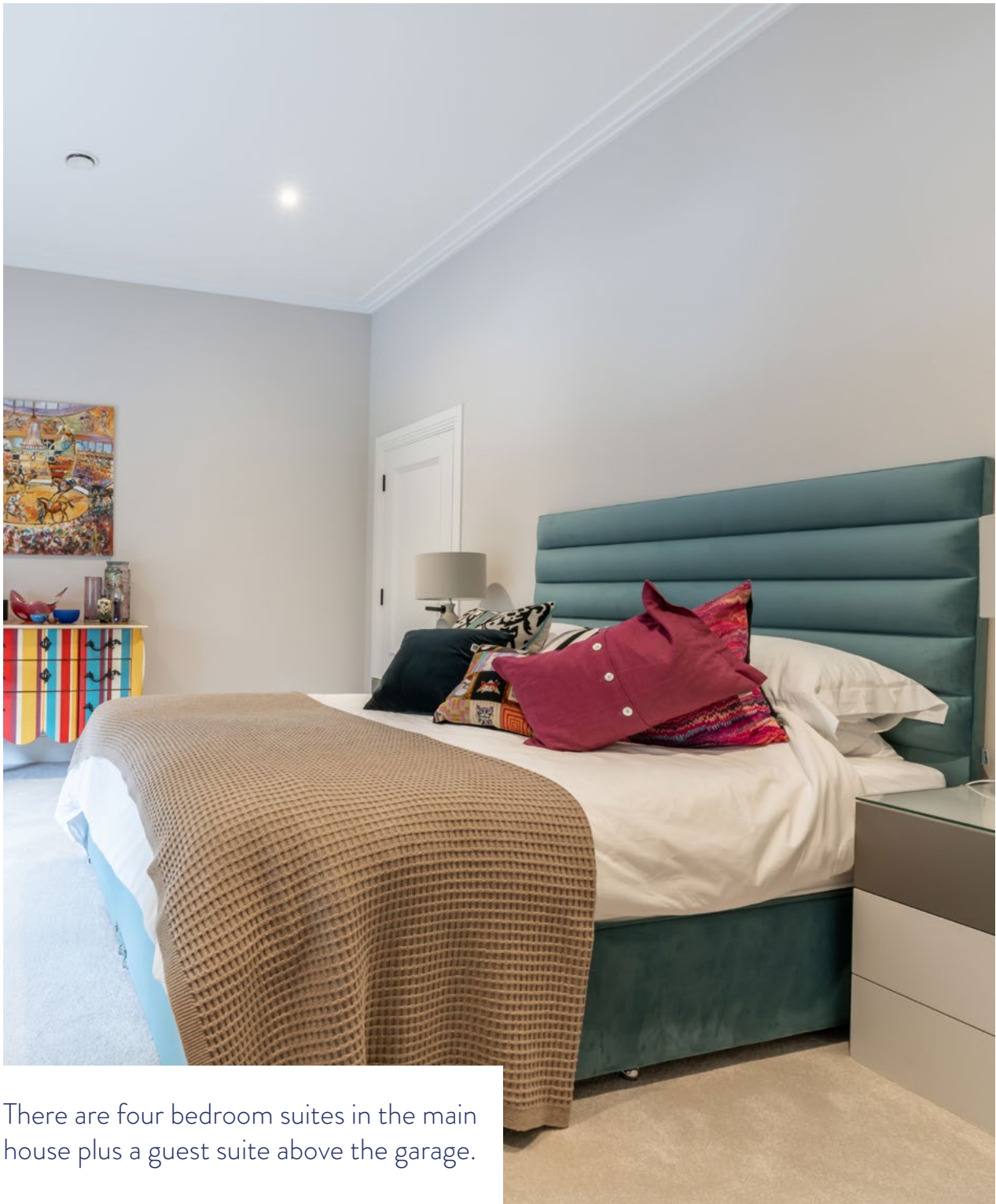


The formal living room is an oasis of calm.



The principal suite includes a spacious dressing room and luxurious en suite.



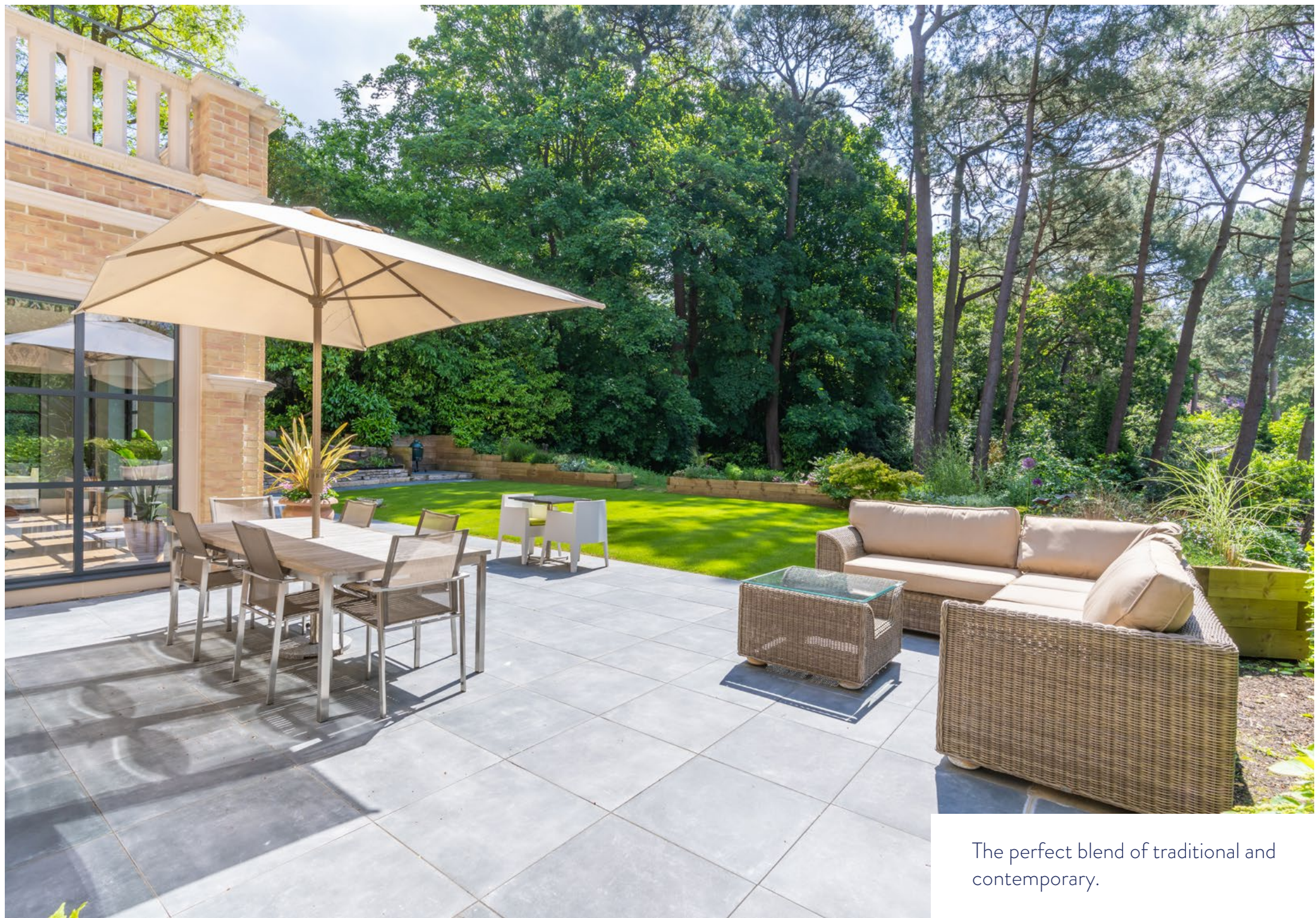


There are four bedroom suites in the main house plus a guest suite above the garage.



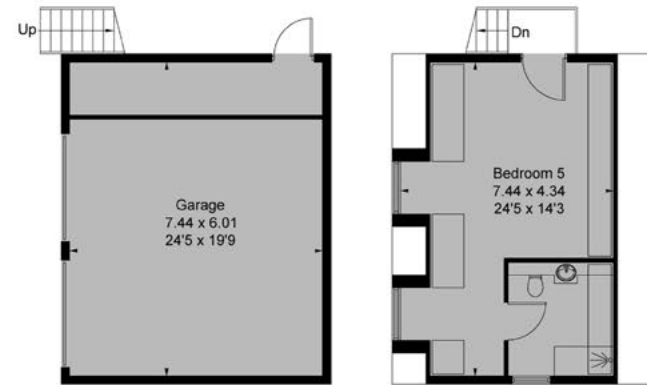
The grounds are beautifully manicured and feature an irrigation system.



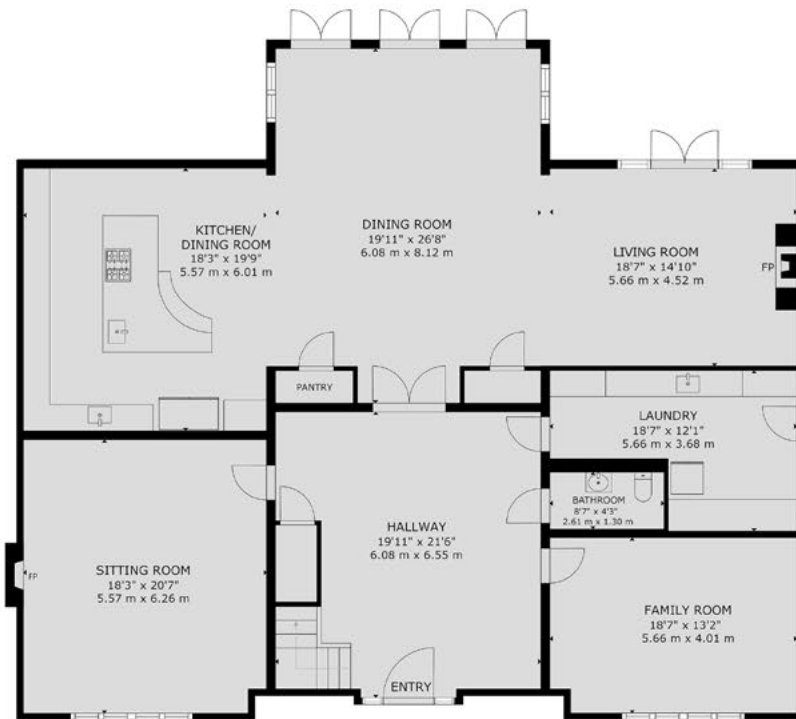


The perfect blend of traditional and contemporary.

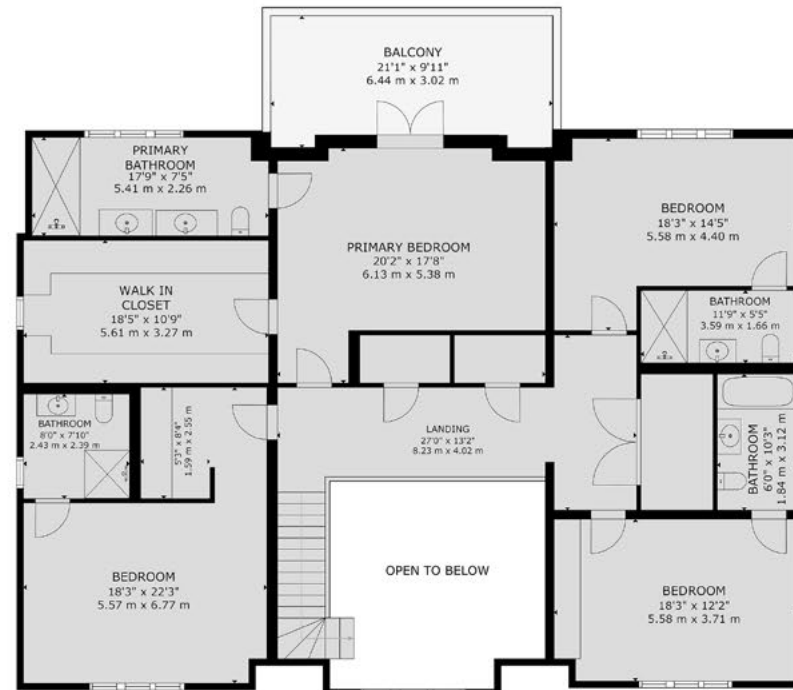
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DETACHED GARAGE*
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
HOUSE: GROUND FLOOR: 2,513 sq. ft, 233 m2, FIRST FLOOR: 2,327 sq. ft, 216 m2
TOTAL: 4,840 sq. ft, 449 m2
DETACHED GARAGE: 849 sq. ft, 79 m2
OVERALL TOTAL: 5,689 sq. ft, 528 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

This beautiful and important looking home was only very recently constructed by a highly reputed developer. It sits on a beautiful plot extending to around 0.7 acres and benefits from an impressive frontage to the road. The houses sits above the road and the spacious driveway is enclosed by remote control gates.

The built form extends to 5,689 square feet constructed over just two floors. We would challenge anyone to find a more elegant interior in the vicinity thanks to the high ceilings, oversize doors, architraves and skirtings as well as the very high standard of interior design.

The galleried reception hall imbues a sense of arrival and double doors connect directly to the magnificent open plan kitchen family area which has a maximum measurement of over 56 feet. This exceptional lifestyle room zones easily for kitchen / informal dining and relaxed sitting. The stunning kitchen features a centre island with stone stops and banquette seating and the appliances are all by top manufacturers such as Miele & Wolf. The formal sitting room and study benefit from mullion stone windows.

Upstairs there are four impressive bedrooms, each with en suite facilities and also benefitting from high ceilings. The principal bedroom also boasts a private sun balcony with a stone balustrade. There is a detached double garage with a guest suite above and the high end specification includes combined air source / gas fired underfloor central heating and irrigation to the grounds which feature formal as well as informal landscaping.

- Very recently constructed
- Impressive frontage
- Extends to 5,689 square feet
- 56' open plan lifestyle room
- Galleried reception hall
- High ceilings
- Potential to convert large loft space
- 6 metre double garage with guest suite above
- Stunning interior design
- Sellers suited

Details

Guide Price: OIEO £4,000,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

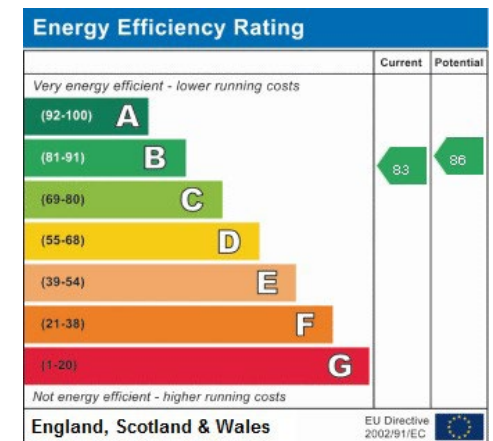
Ground Rent: N/A*

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

Stamp Duty: Main Home £391,250**
Additional Home £511,250**
** based on guide price

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

EPC:



Address:
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LUXURY & PRESTIGE

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Property Ref: 0973



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.