



26 Western Road

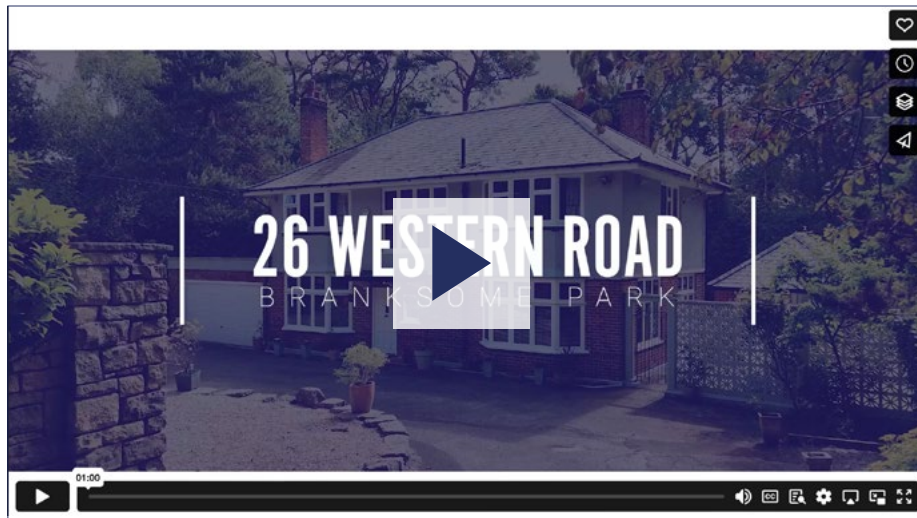
Branksome Park, Poole, Dorset, BH13 7BP



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Exclusive Properties

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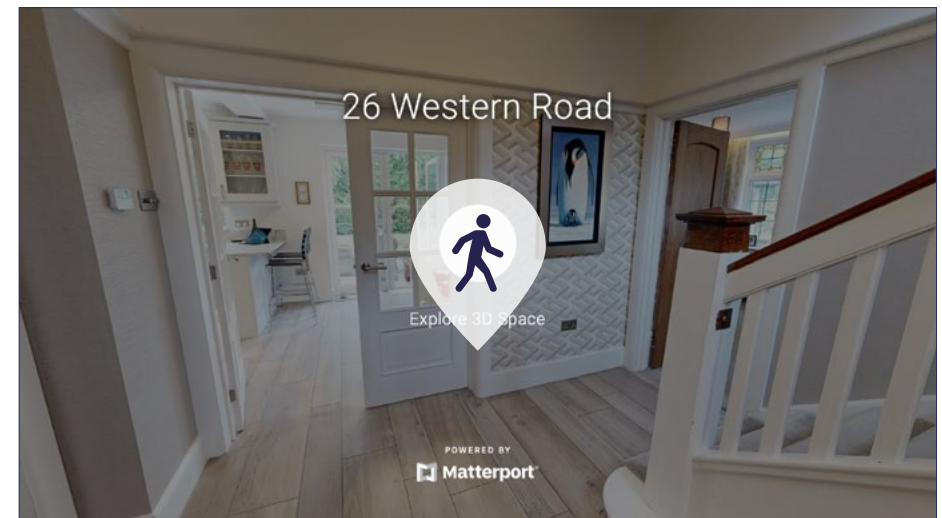
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™









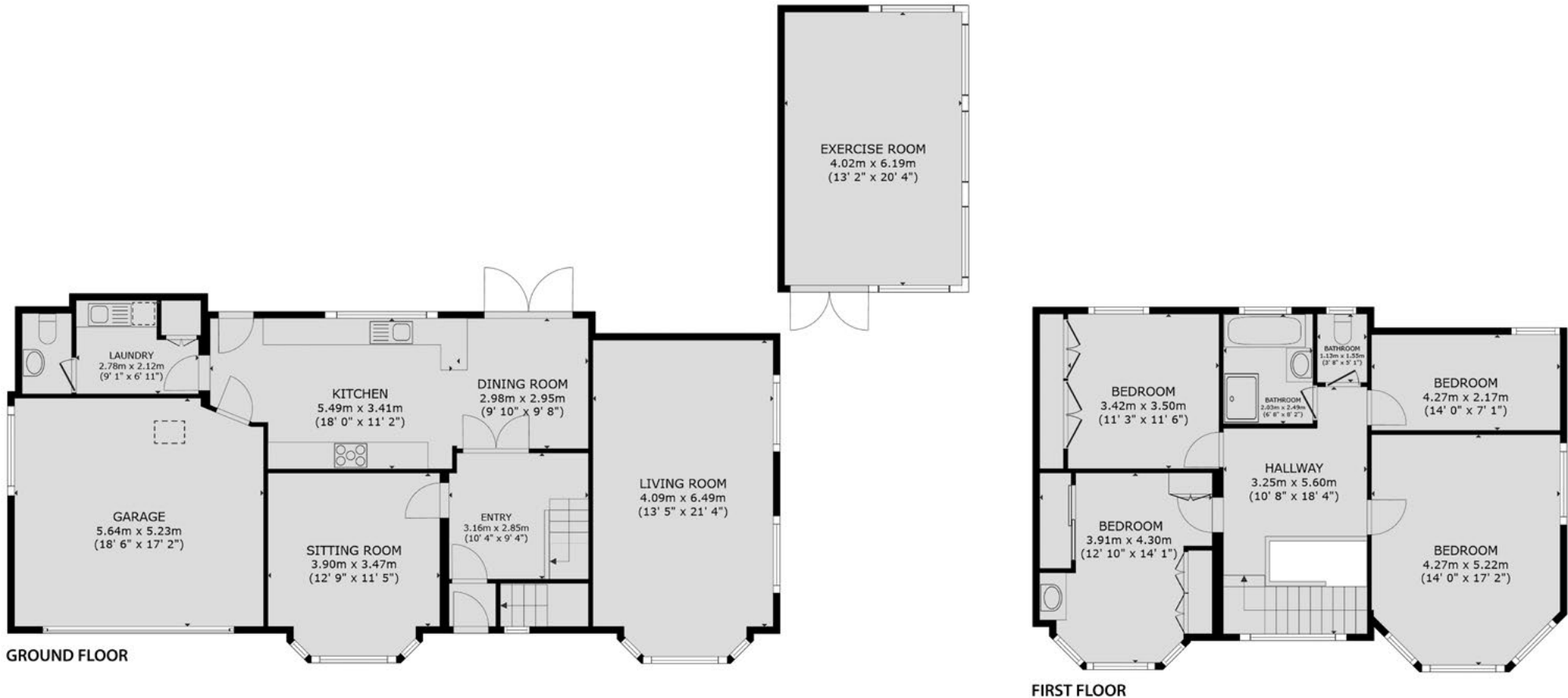








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GROSS INTERNAL AREA
 GROUND FLOOR: 1,277 sq. ft, 119 m2, FIRST FLOOR: 930 sq. ft, 86 m2
 GARAGE: 307 sq. ft, 29 m2
TOTAL: 2,514 sq. ft, 234 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

This traditional Branksome Park house offers a wealth of opportunities for anybody looking for a home in a spacious and green setting but with the added benefit of being near to one of the area's prettiest beaches at Branksome Chine.

The outstanding plot extends to around 1.2 acres and it backs onto the Branksome Park Woods where there is a meandering pathway and stream leading to the coast, which is around half a mile distant. There is only a small number of homes backing onto the woods which are as convenient for the beach, so this a a rare opportunity.

The current dwelling extends to around 2,500 square feet including an oversize integral garage. Upstairs there are four bedrooms and one bathroom. Downstairs there is a choice of receptions including a sitting room, a large kitchen diner and a snug / study. The owners have also constructed a small pavilion / garden room which could be for suitable for a variety of purposes.

The decor is well presented but with such a magnificent plot potential owners may have an eye on extending, remodelling or redeveloping subject to the necessary consents. The owners have previously obtained planning permission for a contemporary "super home" as well as a Georgian style mansion. Details are available upon request.

- Wonderful plot
- Around 1.2 acres
- Approximately 0.5 miles from the beach
- Backing onto Branksome Park Woods
- Currently circa 2,500 square feet
- Huge potential to remodel and extend
- Previously approved for a contemporary super home
- Previously approved for a Georgian style mansion
- In and out driveway
- Rare to the market

Details

Guide Price: £2,650,000

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 £229,250**
Additional Home £308,750**
** based on guide price

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

EPC:



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Property Ref: 0978



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.