



10 Mountbatten Road

Branksome Dene, Poole, Dorset, BH13 6JE



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

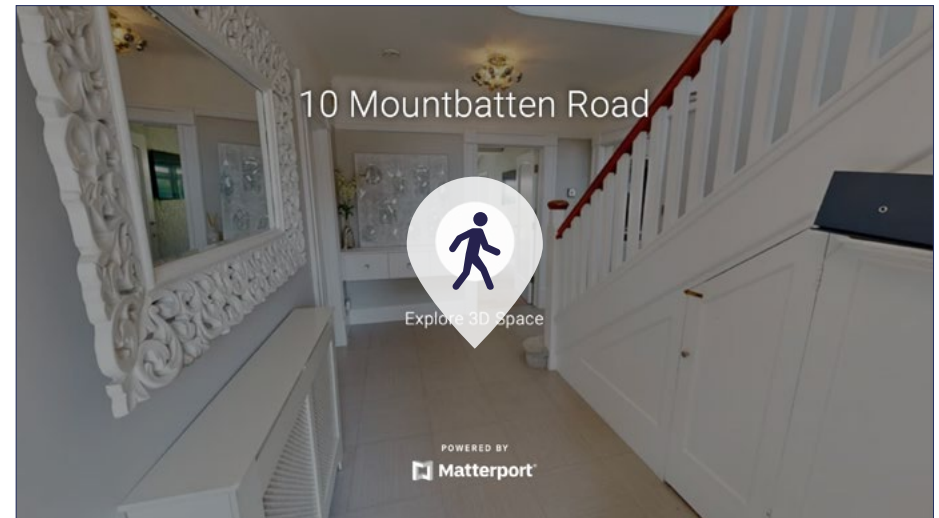
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™















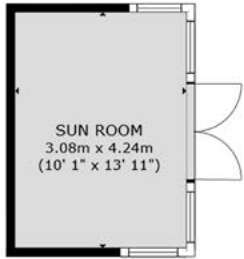






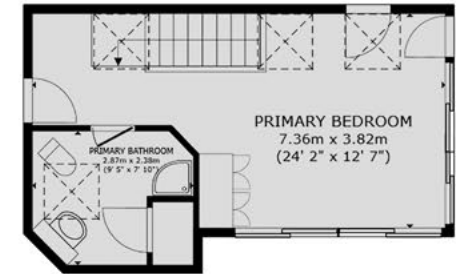
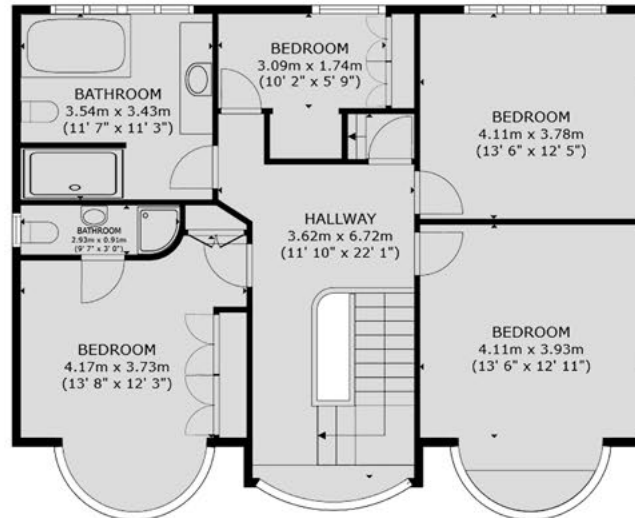
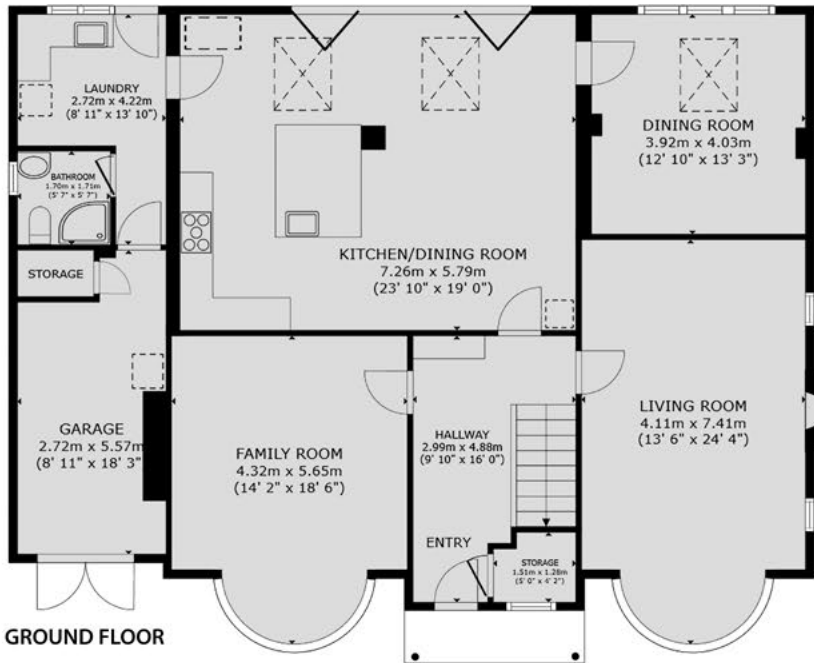
Floorplan

10 Mountbatten Road, Alum Chine, Poole, BH13 6JE



STUDIO*

*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



SECOND FLOOR

GROSS INTERNAL AREA

GROUND FLOOR (INC. STUDIO): 1,647 sq. ft, 153 m², FIRST FLOOR: 1,058 sq. ft, 98 m²

SECOND FLOOR: 321 sq. ft, 30 m², GARAGE: 148 sq. ft, 14 m²

TOTAL: 3,174 sq. ft, 295 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

This pretty double fronted house has been remodelled and updated by the current owners resulting in around 3,000 square feet of modern family accommodation including a wonderful open plan lifestyle room which zones conveniently for kitchen, informal dining and relaxed sitting.

The contemporary kitchen incorporates a centre island and breakfast bar and there is a full complement of integrated appliances. There is also a choice of three further reception rooms so the layout is flexible and versatile. Upstairs there are four / five bedrooms and three bathrooms, all of which are well presented.

The house is ideal for entertaining or outside living thanks to its exceptional garden which has a large and level synthetic lawn as well as a huge terrace with a dedicated barbeque and al-fresco dining space. There is also a leisure area with an air conditioned garden room / gymnasium and a hot tub. At the front of the house there is an in and out gated driveway with generous parking.

This location is convenient for the beaches at Alum Chine and Branksome Chine as well as shops and restaurants at Canford Cliffs and Westbourne.

- Convenient for beaches
- Great garden
- Circa 3,000 square feet
- Open plan kitchen family room
- Choice of receptions
- 4 / 5 bedrooms
- 3 bathrooms
- Stylish decor
- Garden room / gymnasium
- Ideal for entertaining

Details

Guide Price: £1,395,000

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 £80,750**
Additional Home £122,600**
** based on guide price

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

EPC:



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Steve Isaacs
Director
07970 878106
steve@luxuryandprestige.co.uk



Harriet Towing
Head of Sales
07809 908718
harriet@luxuryandprestige.co.uk



Thomas Powner
Residential Sales
07437 491094
tom@luxuryandprestige.co.uk



Asia Roberston
Social Media Manager
07484 719645
asia@luxuryandprestige.co.uk



Valentina Morana
Marketing Assistant
01202 007373
valentina@luxuryandprestige.co.uk



David Chissell
Director
07795 835647
david@luxuryandprestige.co.uk



Adrianna Ciereszko
Photographer / Marketing Manager
01202 007373
adrianna@luxuryandprestige.co.uk



Ryan Horan
Land & New Homes
07512 196688
ryan@luxuryandprestige.co.uk



Jo Bound
Search Agent
01202 007373
jbound@luxuryandprestige.co.uk

Get In Touch

In Person: 28A Haven Road
Canford Cliffs
Poole
BH13 7LP

By Phone: 01202 007373

By Email: info@luxuryandprestige.co.uk

Online: www.luxuryandprestige.co.uk

Facebook: facebook.com/luxuryandprestige

Instagram: [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

Property Ref: 0979



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.