



## Birch House

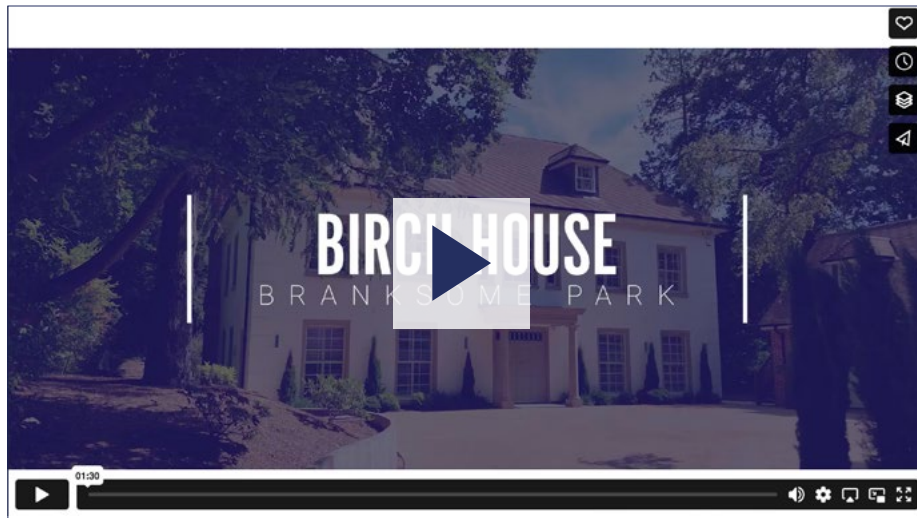
15 Wilderton Road, Branksome Parl, Poole, Dorset, BH13 6ED



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

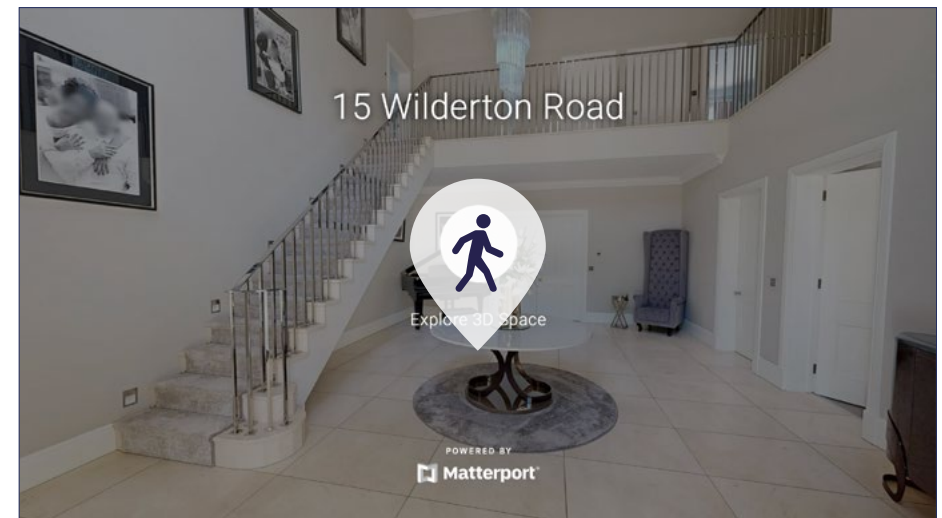
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™**

















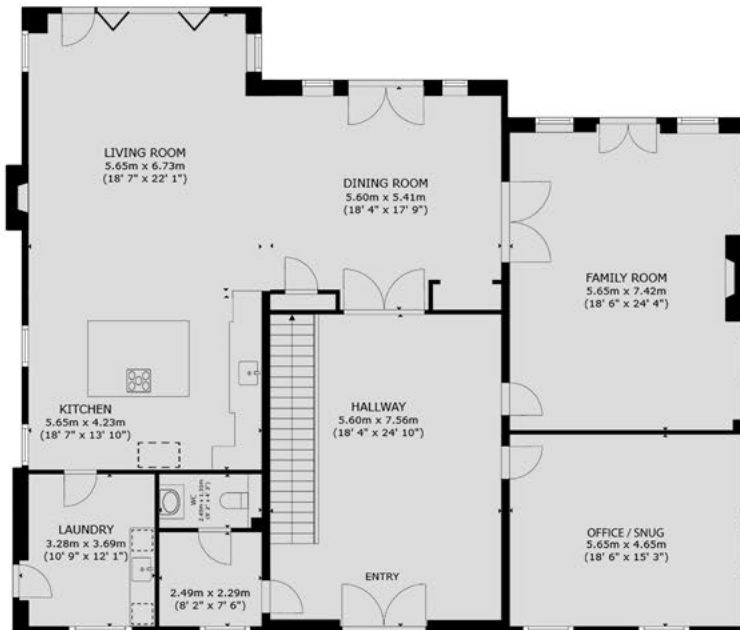








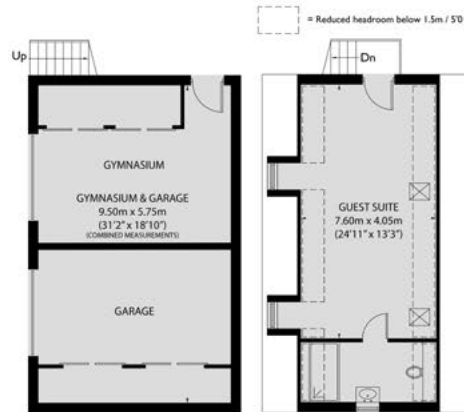
# Birch House, 15 Wilderton Road, Branksome Park, Poole, BH13 6ED



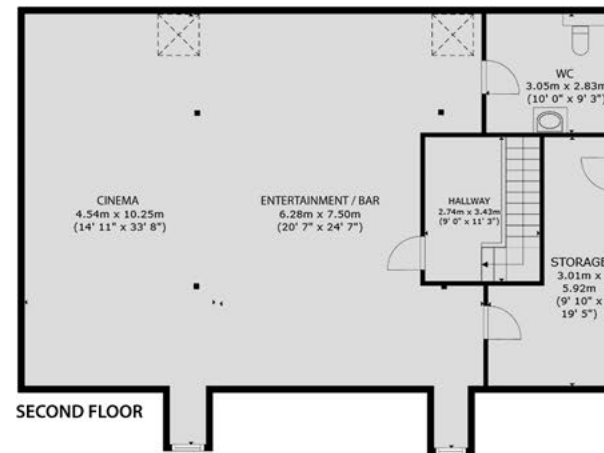
GROUND FLOOR



FIRST FLOOR



OUTBUILDING (GROUND FLOOR)\* OUTBUILDING (FIRST FLOOR)\*  
\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



SECOND FLOOR

GROSS INTERNAL AREA  
 HOUSE: GROUND FLOOR: 2,496 sq. ft, 232 m2, FIRST FLOOR: 1,963 sq. ft, 182 m2  
 SECOND FLOOR: 1,363 sq. ft, 127 m2, TOTAL: 5,822 sq. ft, 541 m2  
 OUTBUILDING: 1,014 sq. ft, 94 m2  
**OVERALL TOTAL: 6,836 sq. ft, 635 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Summary

Birch House was constructed a short while ago to a simply stunning design by one of the area's leading developers of luxury homes. It occupies a wonderful plot where the main dwelling is elevated above the road but with a wonderful garden and grounds which are largely level. The imposing elevations are matched by the impressive size of the house which boasts built from extending to over 6,800 square feet.

The galleried reception hall connects to all of the main receptions which include a simply immense lifestyle room which is zoned for kitchen, comfy sitting and formal dining. The exquisite kitchen includes stone tops, a centre island complete with breakfast bar and all mod cons. Bi-fold doors connect to the private sun terrace. The layout is very versatile and also includes a formal sitting room as well as a large study.

Upstairs there are four bedrooms, each with en suite facilities. The principal suite benefits from a private sun balcony, en suite dressing and a highly luxurious bathroom. The house was designed with entertaining in mind so the top floor is dedicated to an entertaining suite which includes relaxed sitting, a bespoke bar and there is even a gaming table.

The leisure theme continues to the rear garden where the decked terrace includes an outdoor swimming pool and a specially constructed outdoor bar / kitchen area. Part of the detached double garage is presented as a fitted out gymnasium and above there is a separately accessed guest bedroom with en suite bathroom.

- Stunning detached home
- Extends to 4,448 square feet
- Huge kitchen family room
- Exquisite fitted kitchen
- Four bedrooms, three bathrooms
- Formal sitting and dining
- Gymnasium
- Beautiful interior design and lighting
- Wonderful garden
- No expense spared refurbishment

## Details

**Guide Price:** £4,595,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

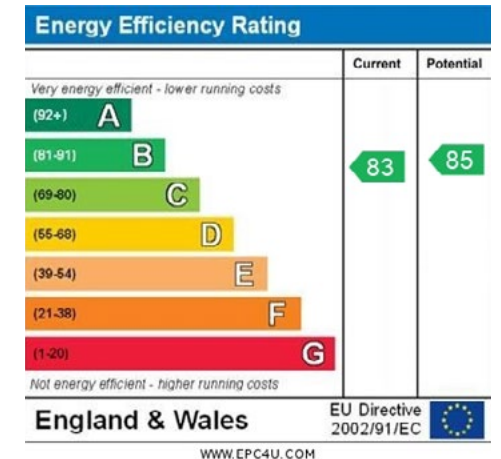
**Ground Rent:** N/A\*

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

**Stamp Duty:** Main Home £462,650\*\*  
Additional Home £600,500\*\*  
\*\* based on guide price

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

## EPC:





# LUXURY & PRESTIGE

Exclusive Properties



**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](mailto:info@luxuryandprestige.co.uk)

**Online:** [www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

**Facebook:** [facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

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

**Property Ref:** 0980



### 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.