

Luxury+Prestige

BIRCH HOUSE

15 WILDERTON ROAD, BRANKSOME PARK, POOLE, BH13 6ED



















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.

vimeo

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.

 **Matterport**[™]

Floorplan

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

GROSS INTERNAL AREA

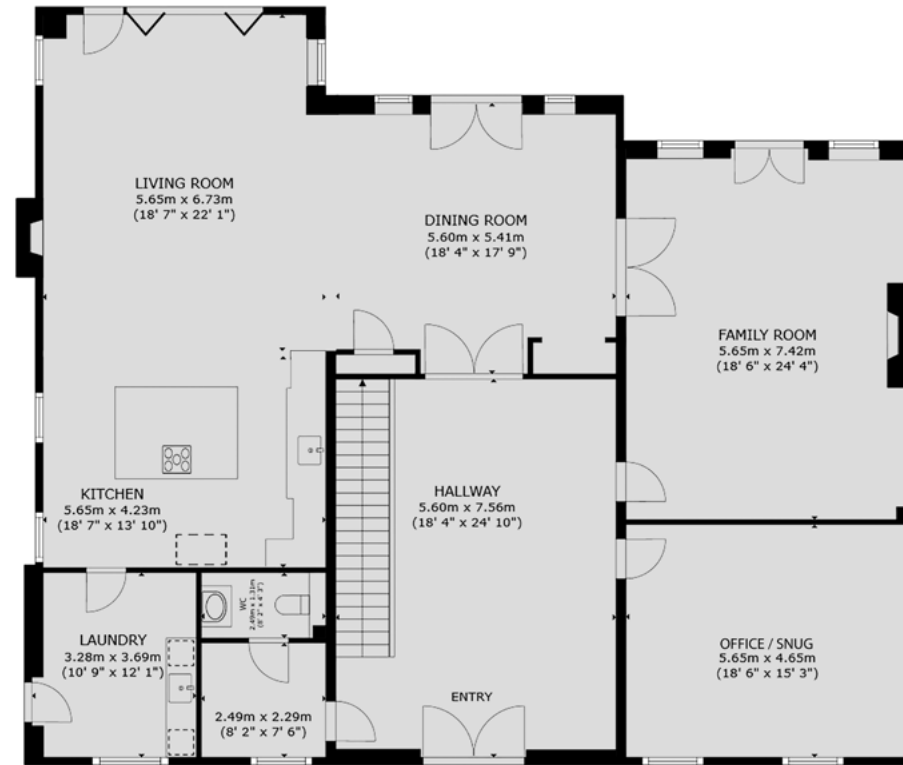
House:

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

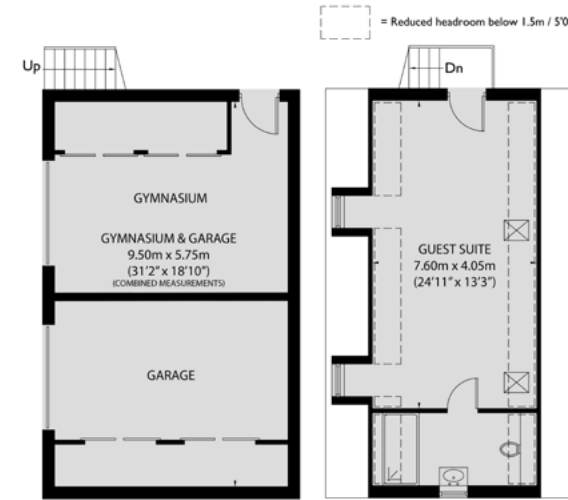
Sizes and dimensions are approximate, actual may vary.



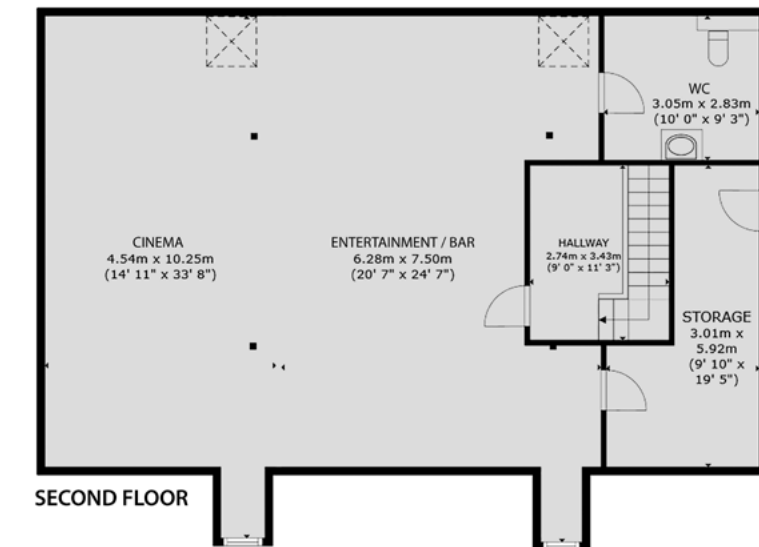
GROUND FLOOR



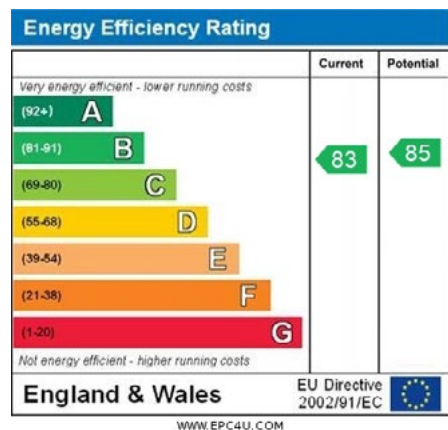
FIRST FLOOR



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



SECOND FLOOR



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 stops, 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.

Details

Guide Price: £4,395,000

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 £438,650**
Additional Home £658,400**

** based on guide price, correct as at 6.02.25

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

- + **Stunning design**
- + **Beautiful interior**
- + **Wonderful grounds**
- + **Perfect for entertaining**
- + **Over 6,800 square feet**
- + **Four bedrooms, four bathrooms**
- + **Additional guest suite**
- + **Huge receptions**
- + **Outdoor swimming pool**
- + **Entertaining suite with bar**

Our team



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