



Westview House

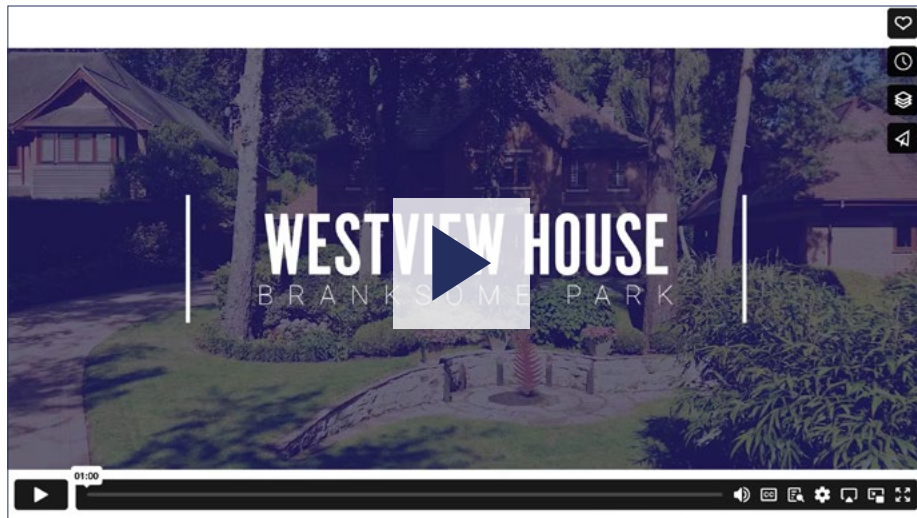
17 Western Road, Branksome Park, Poole, Dorset, BH13 7BG



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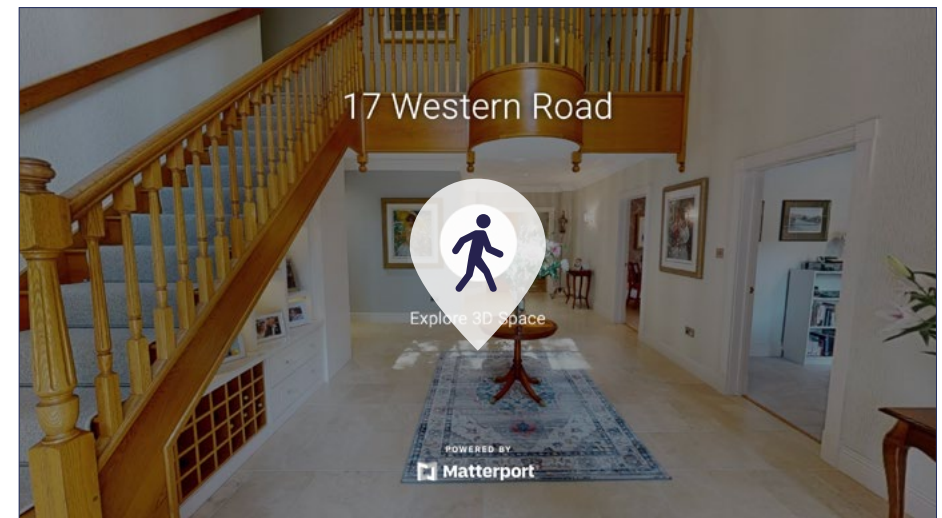
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™





Text here....















Westview House, 17 Western Road, Branksome Park, Poole, BH13 7BG



GROSS INTERNAL AREA
 HOUSE: GROUND FLOOR: 2,010 sq. ft, 187 m2, FIRST FLOOR: 1,706 sq. ft, 158 m2, TOTAL: 3,715 sq. ft, 345 m2
 GARAGE: GROUND FLOOR: 544 sq. ft, 51 m2, FIRST FLOOR (INC. REDUCED HEADROOM): 407 sq. ft, 38 m2, TOTAL: 951 sq. ft, 89 m2
OVERALL TOTAL: 4, 666 sq. ft, 434 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

Westview House occupies a wonderful position on Western Road set in manicured grounds of 0.75 acres. It sits directly opposite a path connecting to Branksome Chine Woods where there is a pretty woodland walk leading to the beach at Branksome Chine which is little over 0.5 miles away. As the name implies the garden faces West with rolling lawns and a sunny aspect.

There is a private patio which the owners often use for outdoor entertaining. The entirety of the dwelling extends to just over 4,600 square feet including a detached garage for up to three cars with a separate studio above which could be suitable for a number of uses. The main dwelling comprises five bedrooms with four bathrooms including the principal bedroom with a walk in closet as well as a sumptuous en suite bathroom. There is also a simply beautiful galleried reception hall which connects to three main receptions plus a home office. A highlight of the property is the contemporary kitchen / diner which opens to the rear garden. It also connects to the family room via double doors. This is a great home and it could suite a variety of owners given its proximity to local beaches and Canford Cliffs Village.

- Beaches little over 0.5 miles
- Wonderful manicured grounds
- Circa 4,600 square feet
- 5 bedrooms, 4 bathrooms
- Excellent principal bedroom suite
- Recently refitted contemporary kitchen
- Choice of receptions
- Spectacular galleried reception hall
- Triple garage
- Home office & additional studio

Details

Guide Price: £2,950,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

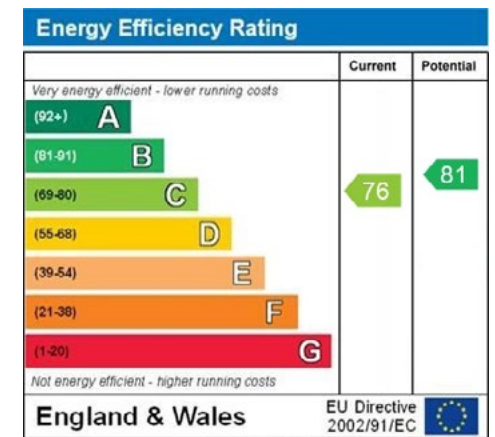
Ground Rent: N/A*

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

Stamp Duty: Main Home £265,250**
Additional Home £353,750**
** based on guide price

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

EPC:





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Property Ref: 0986



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.