



Rose Court

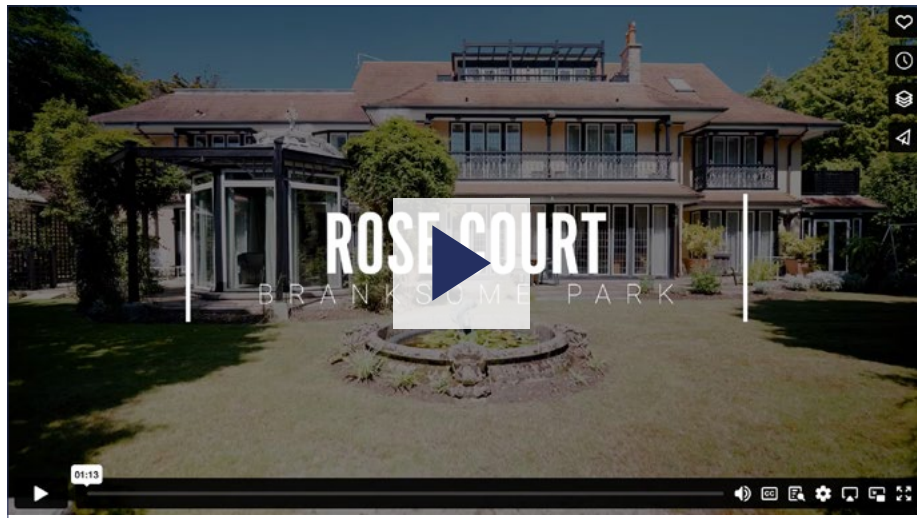
50 The Avenue, Branksome Park, Poole, Dorset, BH13 6LL



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Can't wait to view in person?

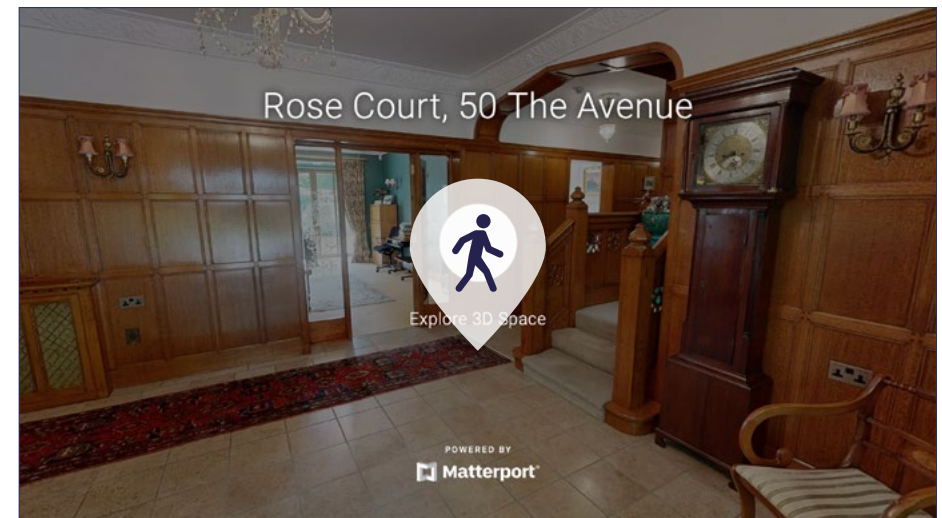
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™





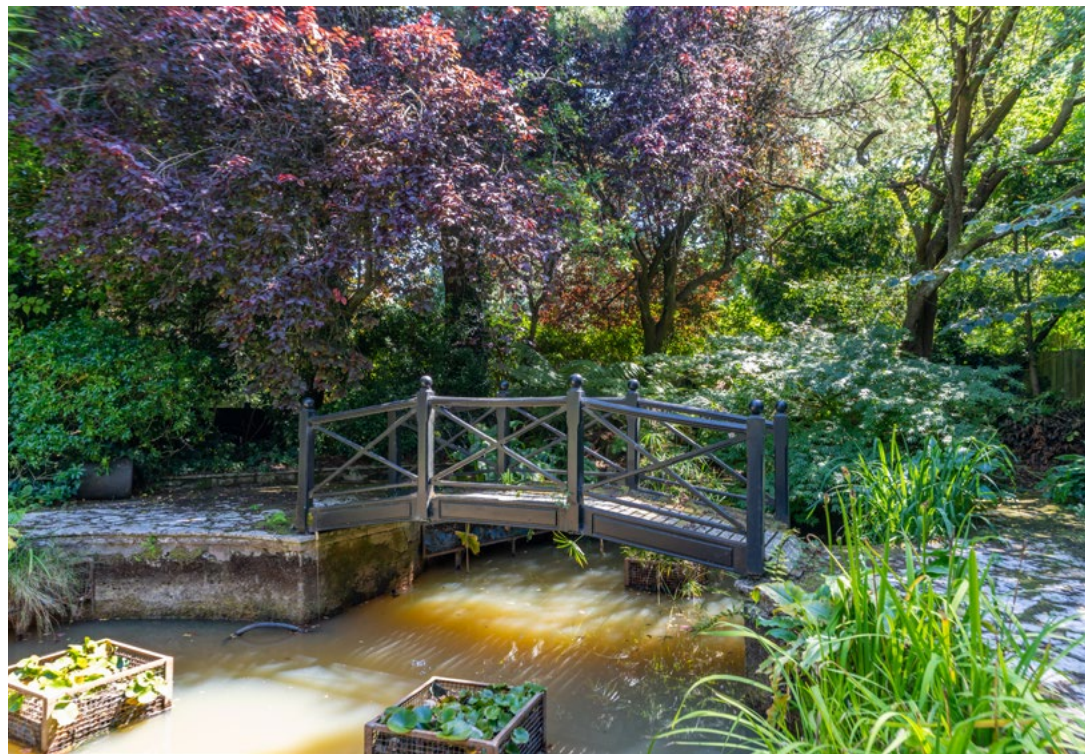














Rose Court, 50 The Avenue, Branksome Park, Poole, BH13 6LL



- = MAIN HOUSE
- = ANNEXE

GROSS INTERNAL AREA
 GROUND FLOOR: 3,249 sq. ft, 301 m², FIRST FLOOR: 2,272 sq. ft, 212 m²
 SECOND FLOOR: 668 sq. ft, 62 m², GARAGES: 811 sq. ft, 75 m²
TOTAL: 7,000 sq. ft, 650 m²
 (EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 160 sq. ft, 14 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

Rose Court harks back to an era when many of the area's finest and most admired homes were to be found on The Avenue. It occupies a generously sized plot extending to 0.65 acres and is less than half a mile from the beautiful beaches at Branksome Chine.

There is a huge amount of built form on offer totalling approximately 7,000 square feet including courtyard garaging for up to four cars. The house has a unique and imposing architectural style and many of the original features remain such as the panelled reception hall and the carved staircase. Updates include a lift between the ground and first floor and the large conservatory adjoining the kitchen, which is a later addition designed to take advantage of the sunny aspect. The layout is currently designed for multigenerational living so it is possible to informally separate a three bedroom maisonette from the main accommodation although this could also be ideal for guests or live in staff. Whilst the improvements to the house are largely historic the quality of them is a testament to the love and care which was lavished upon the house and to the fond memories it holds for the current owner. Outside the grounds are largely private, well established and enclosed by remote control gates.

- A well known and distinctive house
- Requires updating
- Garaging for four cars
- Ground of around 0.65 acres
- Less than 0.4 miles to the beach
- Around 7,000 square feet of accommodation
- Separate three bedroom guest maisonette
- Beautiful original features
- Lift
- Well established and private garden

Details

Guide Price: £2,495,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

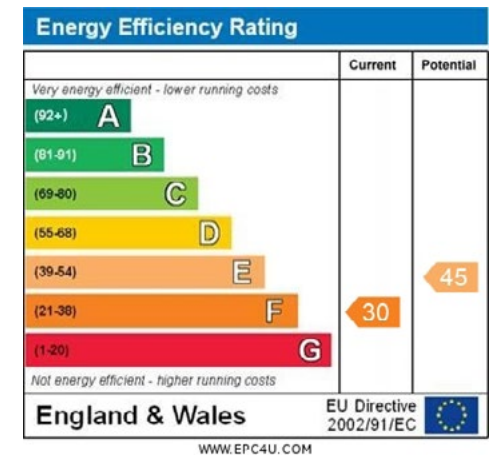
Ground Rent: N/A*

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

Stamp Duty: Main Home £210,650**
Additional Home £285,500**
** based on guide price

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

EPC:





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Exclusive Properties



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Property Ref: 0987



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.