



The Gate House

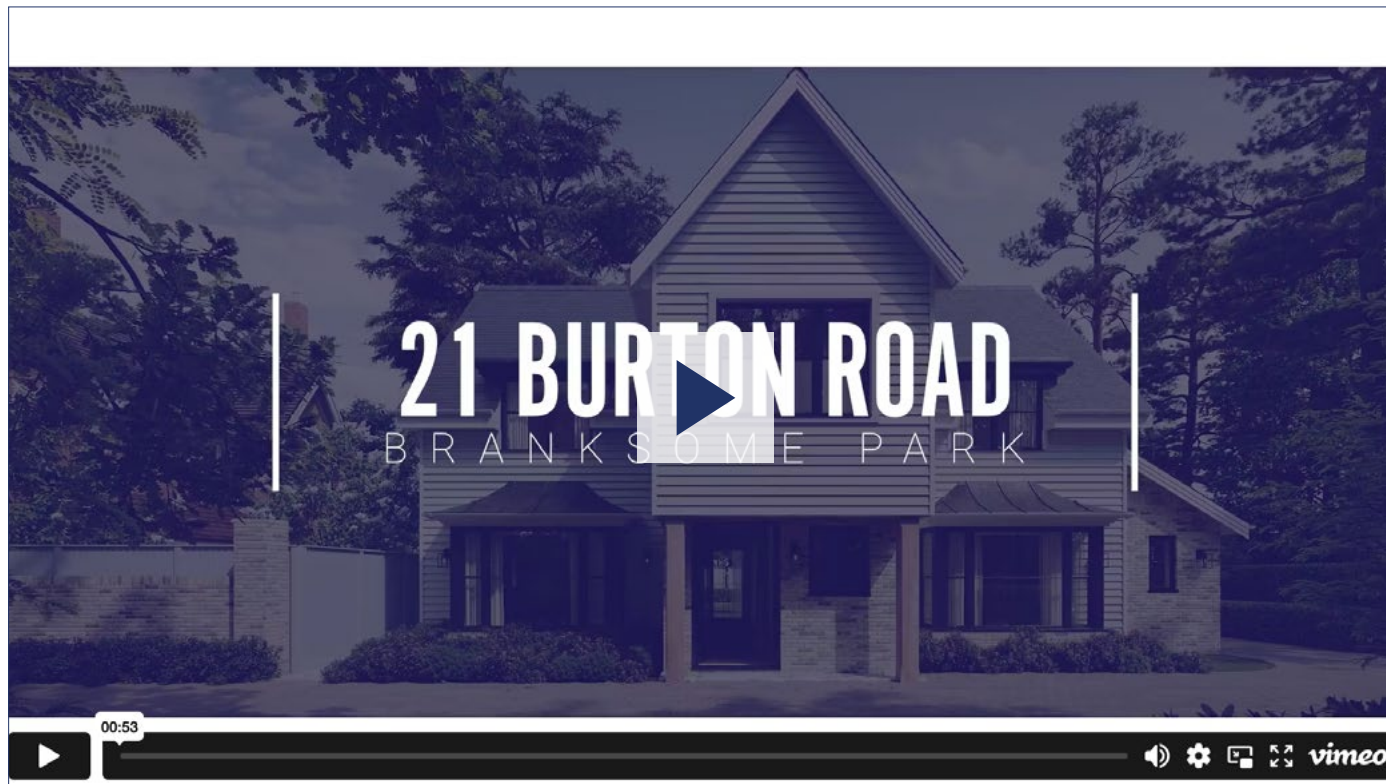
21 Burton Road, Branksome Park, Poole, BH13 6DT



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Exclusive Properties

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vimeo



It has a fantastic garden, perfect for alfresco living.

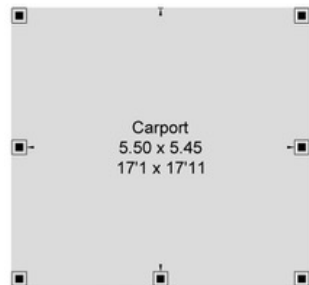


Floorplan

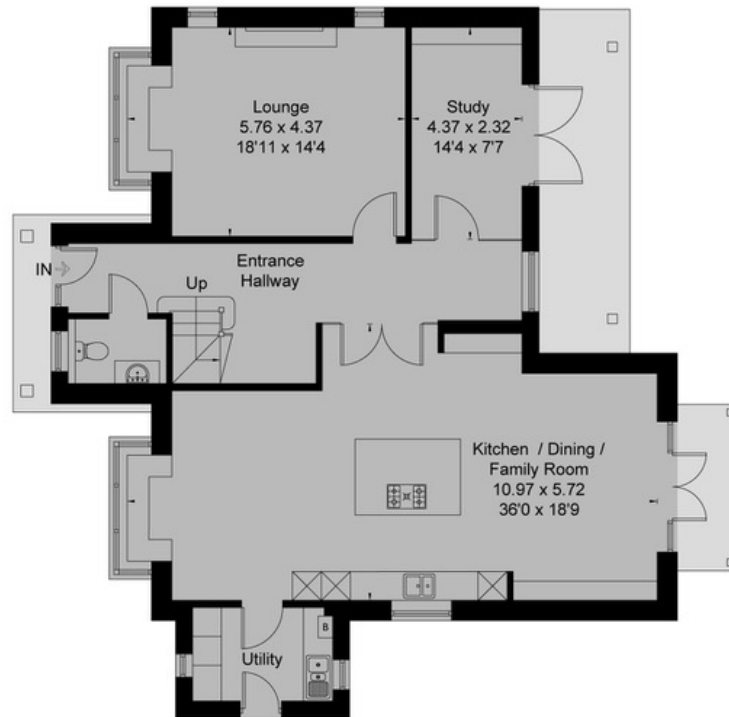
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Approximate Floor Area = 224.4 sq m / 2415 sq ft

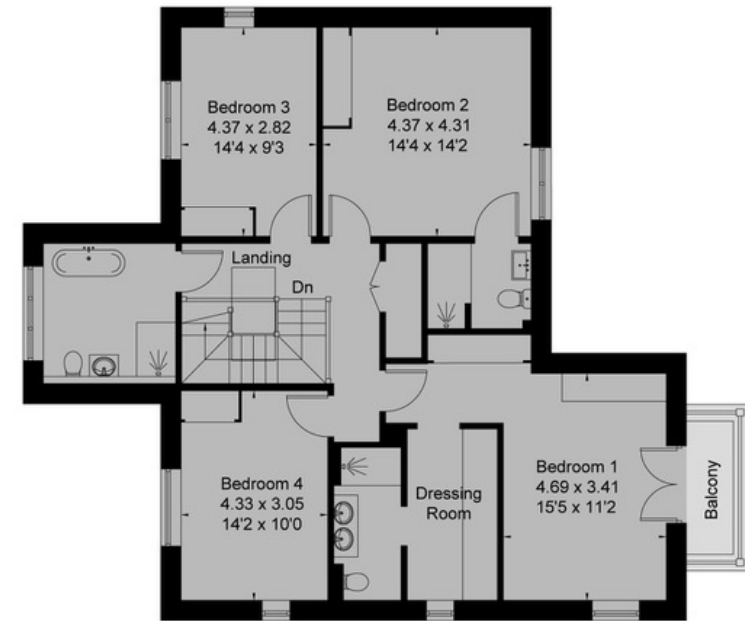
Balcony Area = 3.3 sq m / 35 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 311823

Summary

This beautiful detached property is one of two new build homes currently under construction by KLF Developments who are highly regarded in the local area. This stunning home is nestled in an exclusive gated development on Burton Road in Branksome Park. The ever popular Westbourne is a short walk away in one direction and Canford Cliffs Village and the picturesque Branksome Chine are a short distance in the other direction.

This new home has a total built form of 2,417 square feet and on the ground floor there is a contemporary open plan kitchen / dining / lounge area with a utility room and a separate cloakroom as well as a study and an additional family room. On the first floor there is a spacious principal suite with vaulted ceilings, its own balcony and a walk in dressing area leading through to a beautifully appointed en suite shower room. There are also three further double bedrooms with modern fully tiled bathrooms.

There's a spacious level rear garden which has been thoughtfully designed with outdoor lighting and a wide variety of planting with a selection of trees and shrubs designed by The Landscape Company. It benefits from off road parking for two vehicles and a double carport. It will be finished to an extremely high standard with bespoke modern interiors and is one of only two homes on this gated development.

- Stunning new build detached home
- Total of 2,415 square feet
- Exclusive gated development
- Stunning living spaces
- Four bedrooms, three bathrooms
- Designer Leicht kitchen
- Bespoke bathrooms
- Detached double garage
- Great garden and outdoor space
- Full specification available on request

Details

Guide Price: £2,100,000

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 £163,250**
Additional Home £226,250**
** based on guide price

Council Tax: TBC
2023/2024 £X,XXX.XXpa

EPC:



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Property Ref: 0914



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.