

Luxury+Prestige

KAPALUA

11 WESTMINSTER ROAD, BRANKSOME PARK, POOLE, BH13 6JQ

























TAKE A STEP INSIDE



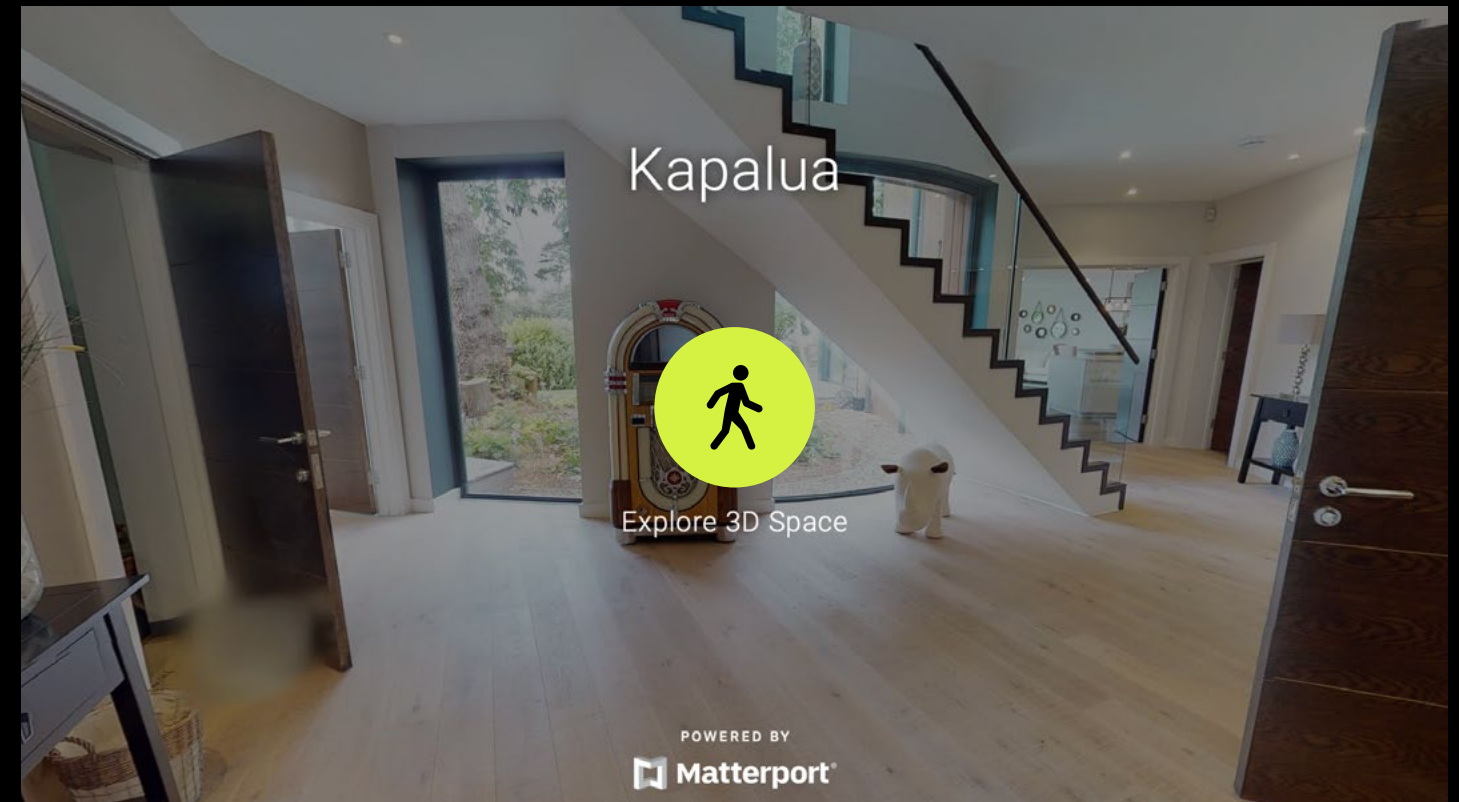
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

Matterport™

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.

Floorplan

Kapalua, 11 Westminster Road,
Branksome Park, Poole, BH13 6JQ

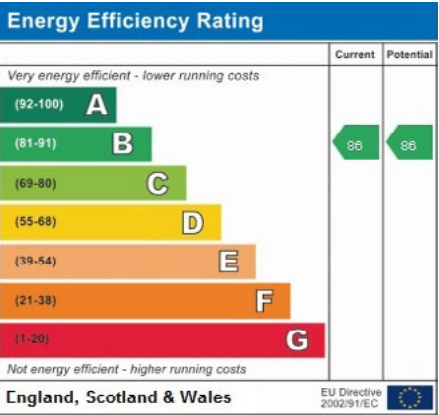
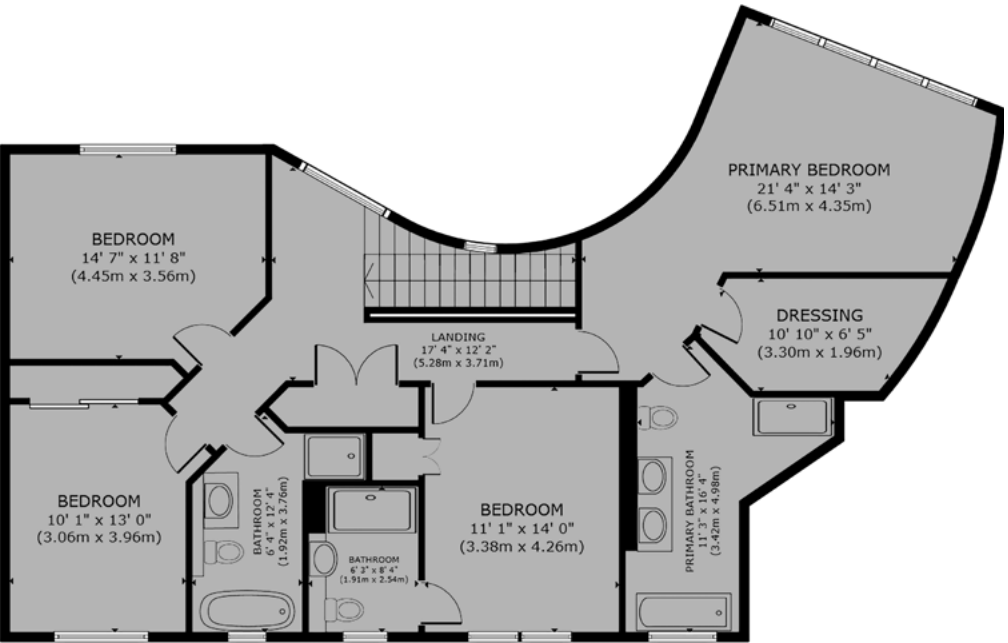
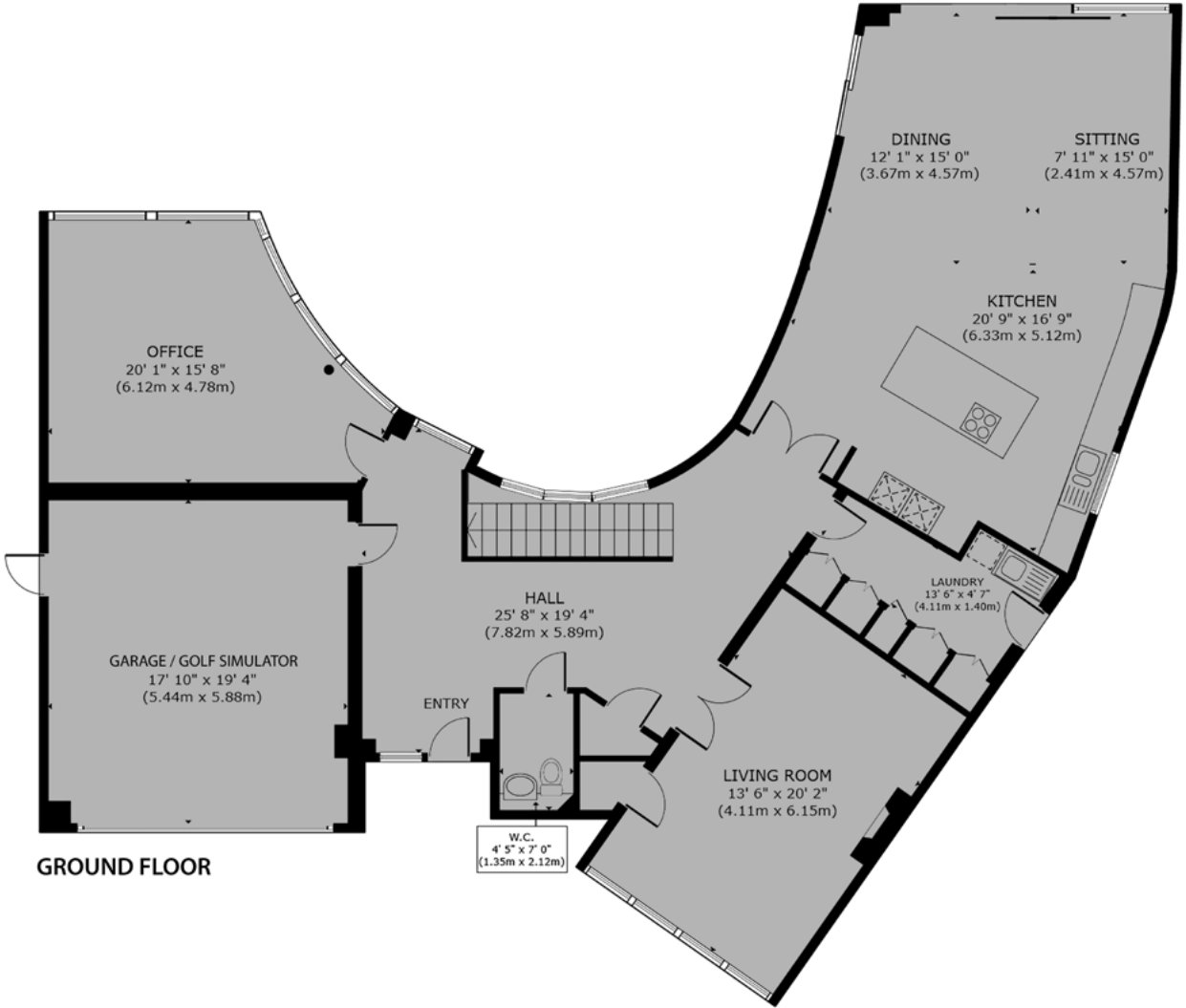
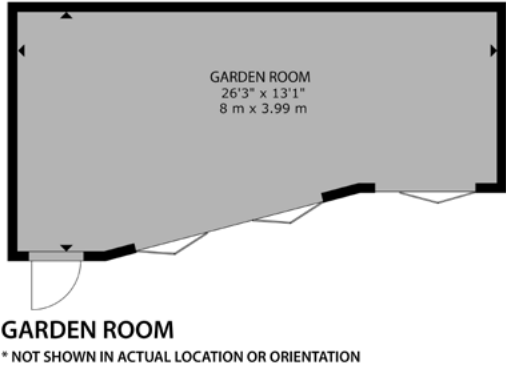
GROSS INTERNAL AREA

House:
Ground Floor: 1,725 sq. ft / 160 m²
First Floor: 1,312 sq. ft / 122 m²
Garage: 355 sq. ft / 33 m²
Total: 3,392 sq. ft / 315 m²

Garden Room: 290 sq. ft / 27 m²

Overall Total: 3,682 sq. ft / 342 m²

Sizes and dimensions are approximate, actual may vary.



Address:
Kapalua

Summary

Kapalua is a true one-off home with a simply stunning designed exterior and interior to match. The reception hall makes a striking first impression with its feature stair case and curved windows.

It connects to all the day time living spaces including the impressive kitchen family room which is zoned for kitchen, dining and relaxed sitting and which also connects to a private sun terrace. There are two further reception rooms, one of which is currently used as an indulgent home office complete with its own dedicated sun terrace, whilst the other is a cosy sitting room complete with flame effect fire. There is also a large integral garage which the current owners have converted to create a hugely impressive golf simulator, putting some of the worlds top golf courses in the comfort of your own home! Upstairs there are four bedroom and three bathrooms, the most luxurious of which is the primary bedroom suite which echoes the curves featured elsewhere and benefits from a dressing room and a sumptuous en suite bathroom. The decorative finishes throughout the property are sophisticated and stylish, chosen from a palette of high quality materials and luxury appointments include programmable lighting as well as under floor heating and solar panels. The garden includes a wide expanse of lawns and it is surprisingly private with an open aspect. The current owners have commissioned a highly contemporary garden room and additional store in the grounds which is a wonderful addition and it could be suitable for a wide range of uses. Westminster Road is well positioned for access to the beach at nearby Branksome Chine which is less than a two minute walk away. In fact turn to the right outside the main gates and glimpses of the sea are on the horizon.

Details

Guide Price:	£2,695,000		
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	£234,650**	
	Additional Home	£369,400**	
	** based on guide price, correct as at 13.1.25		
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

- + A true "one-off"
- + Simply stunning design
- + Discrete from the road
- + Beautiful curves and features
- + Arranged over just two storeys
- + Flexible living spaces
- + Great connection to the outside
- + Four bedrooms, three bathrooms
- + Brand new garden room
- + Convenient for local beaches

Our team



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