

Luxury+Prestige

INSPIRATION

25 WESTERN AVENUE, BRANKSOME PARK, POOLE, BH13 7AN



















TAKE A STEP INSIDE



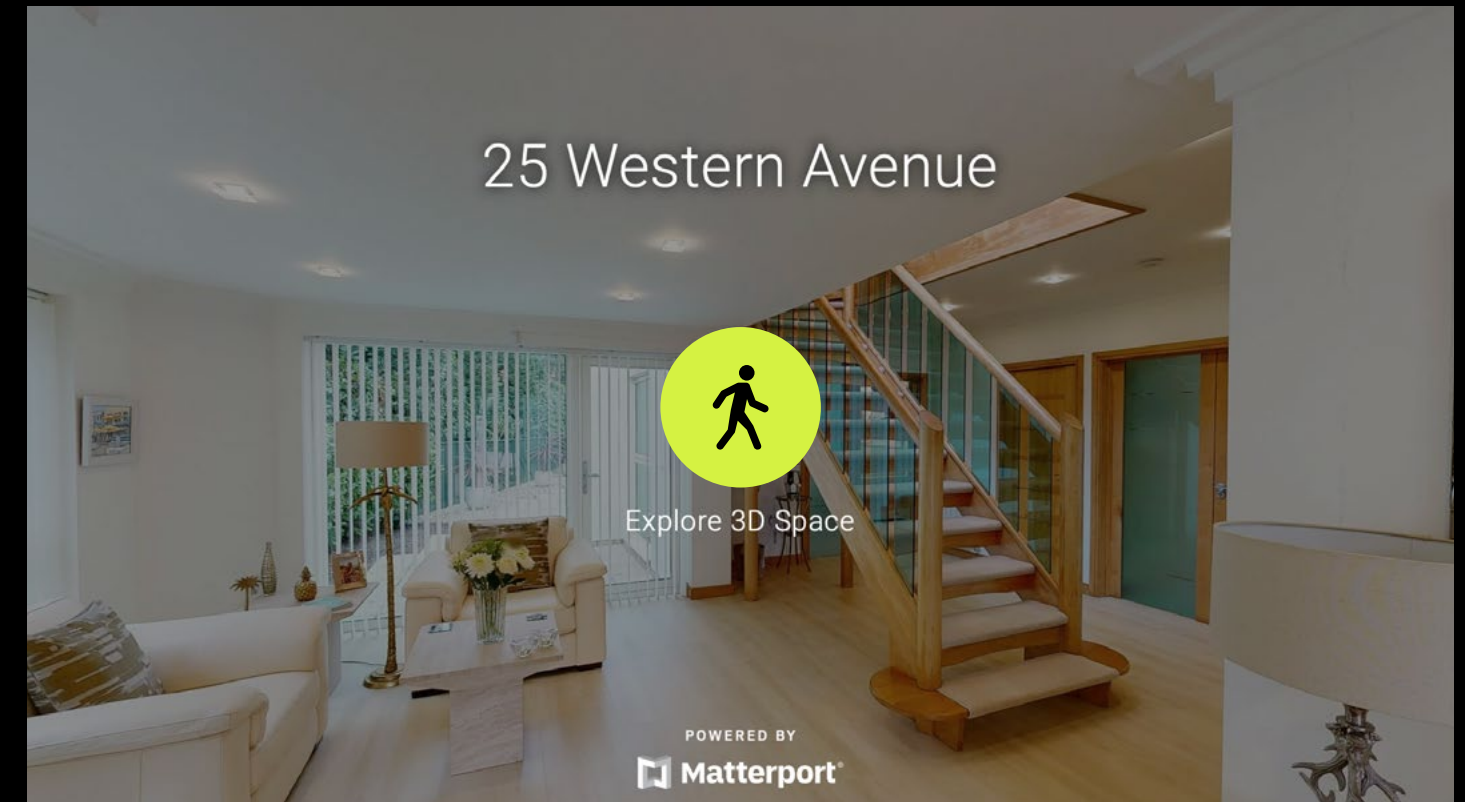
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Inspiration, 25 Western Avenue,
Branksome Park, Poole, BH13 7AN

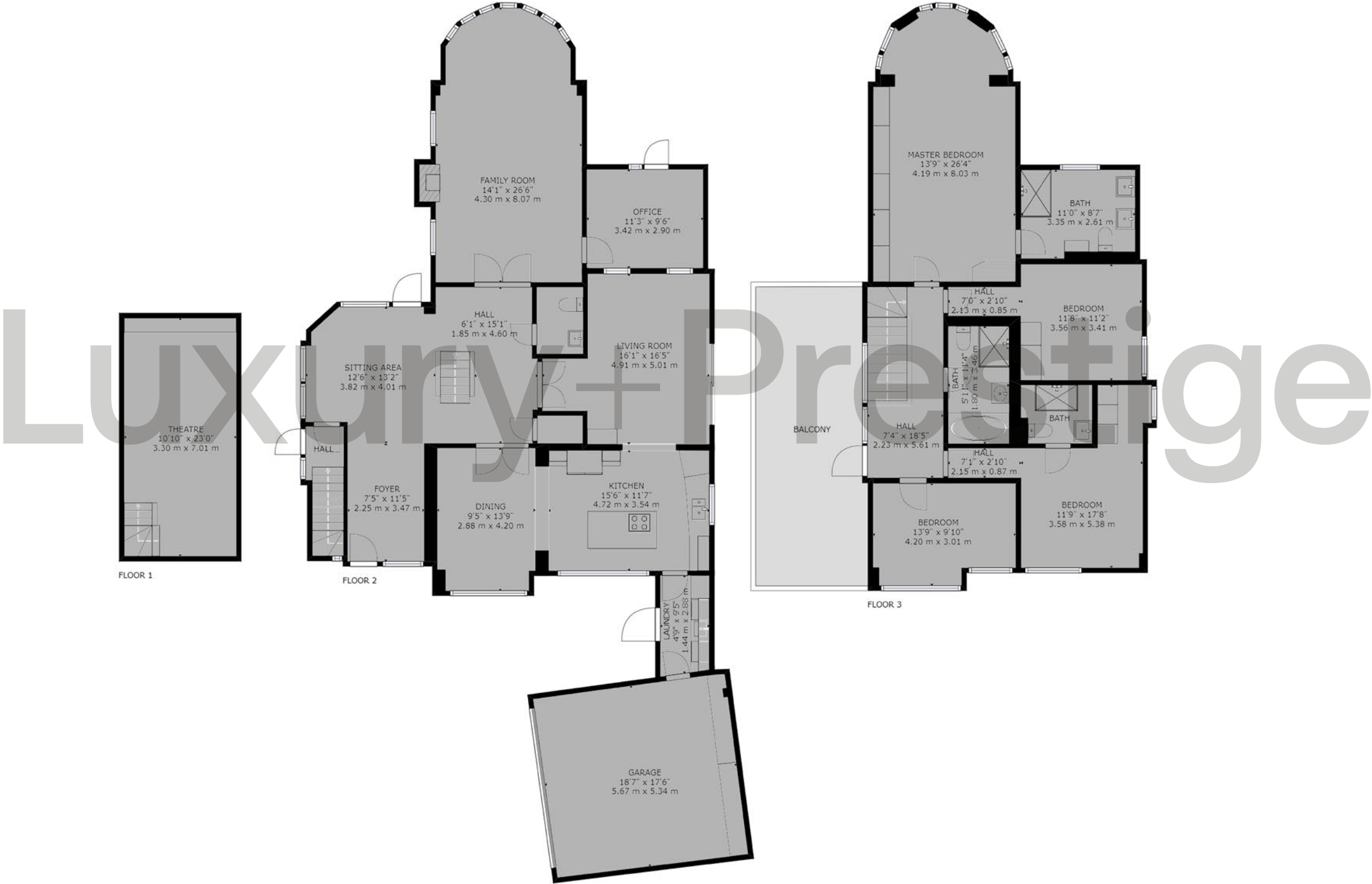
GROSS INTERNAL AREA

House:	
Lower Ground Floor:	249 sq. ft / 23 m²
Ground Floor:	1,573 sq. ft / 146 m²
First Floor:	1,205 sq. ft / 112 m²
Total:	3,026 sq. ft / 281 m²

Garage : 326 sq. ft / 30 m²

Overall Total: 3,352 sq. ft / 311 m²

Sizes and dimensions are approximate, actual may vary.



Summary

This is a particularly striking contemporary home located in arguably Branksome Parks premier road where houses have changed hands for millions of pounds.

Properties in the area normally sit on plots of at least 0.75 acres but this dwelling sits in more compact and manageable grounds meaning it could be a great main or second home. The accommodation extends to just over 3,000 square feet arranged principally over two floors. There is a very welcoming reception hall and a choice of sitting areas in addition to the open plan kitchen dining room.

On the first floor there are four bedrooms and three bathrooms. The master suite is especially impressive with a highly luxurious en suite bathroom featuring twin hand basins. There is also a first floor terrace which is a useful addition to the generous terracing on the ground floor.

By way of an extra luxury there is an extra reception / media room on the lower ground floor which is a great place to sit back and relax whilst enjoying the latest films or music. The accommodation is light, bright and immaculately presented with the added benefit of a double garage and a private gated driveway.

Details

Guide Price:	£1,950,000		
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	£145,250**	
	Additional Home	£242,750**	
	** based on guide price, correct as at 20.02.25		
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

- + Beautiful design
- + Premier location
- + Manageable grounds
- + Four bedrooms, three bathrooms
- + Recently refitted kitchen
- + Choice of receptions
- + Home office
- + Media room
- + Just over 3,000 square feet
- + Gated driveway and double garage

Our team



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