

Luxury+Prestige

19 WILDERTON ROAD

BRANKSOME PARK, POOLE, BH13 6ED























TAKE A STEP INSIDE



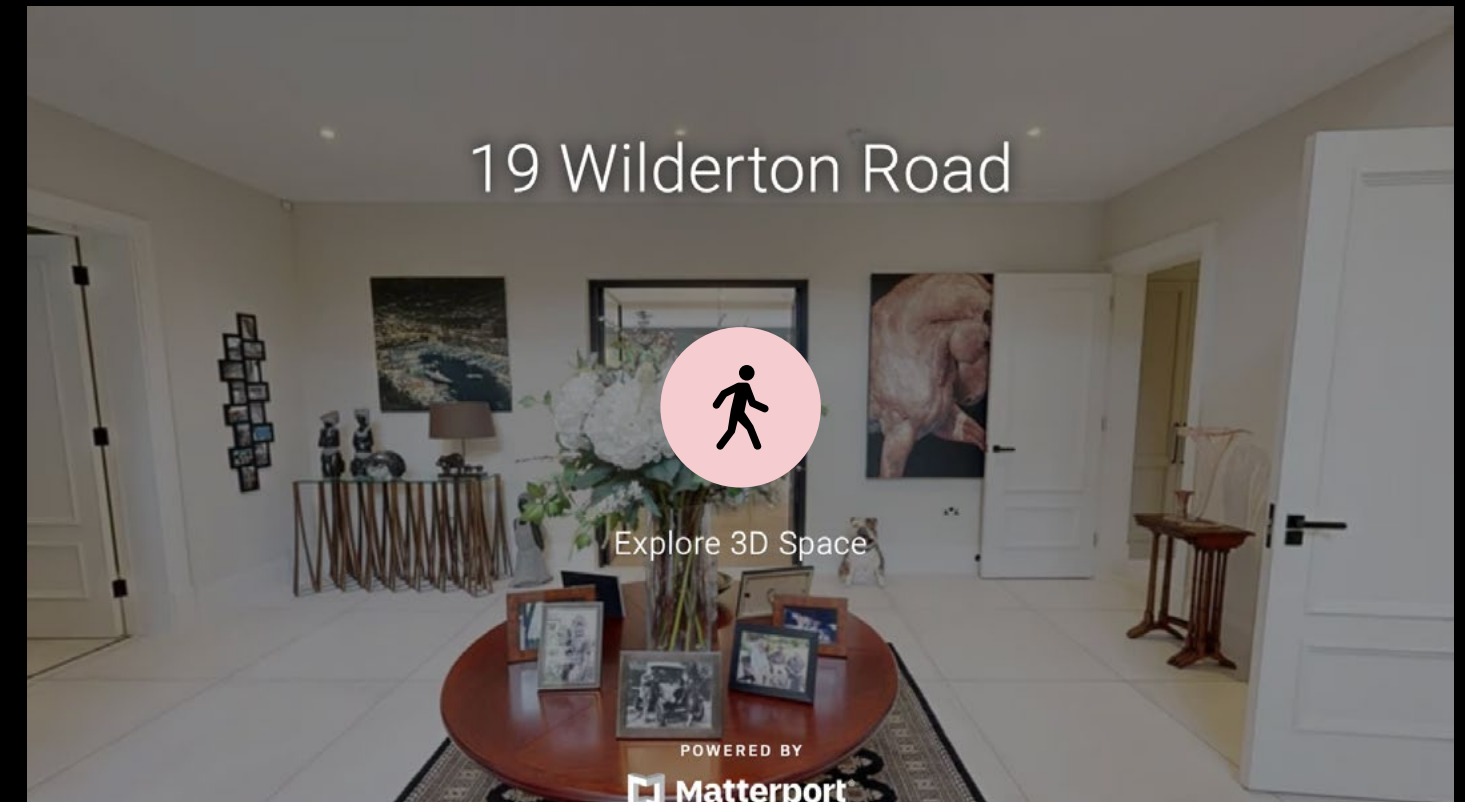
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

19 Wilderton Road,
Branksome Park, Poole, BH13 6ED

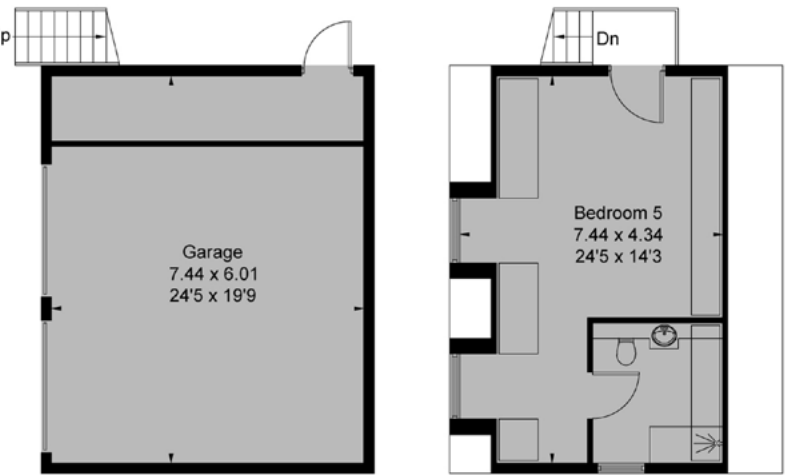
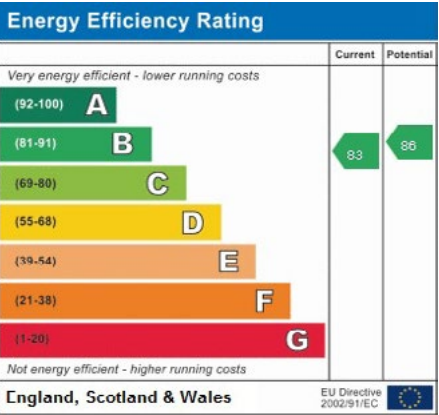
GROSS INTERNAL AREA

House:
Ground Floor: 2,513 sq. ft / 233 m²
First Floor: 2,327 sq. ft / 216 m²
Total: 4,840 sq. ft / 449 m²

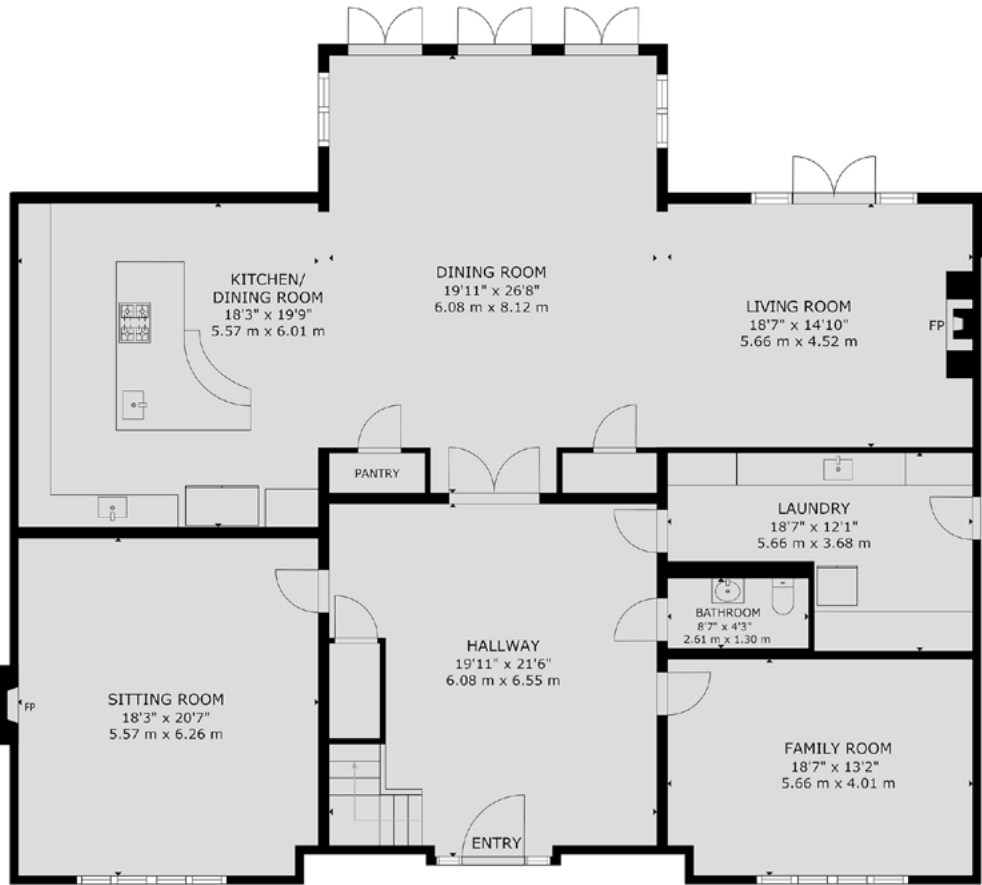
Garage: 849 sq. ft / 79 m²

Overall Total: 5,689 sq. ft / 528 m²

Sizes and dimensions are approximate, actual may vary.



DETACHED GARAGE*
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



GROUND FLOOR



FIRST FLOOR

Summary

This beautiful and important looking home was only very recently constructed by a highly reputed developer.

It sits on a beautiful plot extending to around 0.7 acres and benefits from an impressive frontage to the road. The houses sits above the road and the spacious driveway is enclosed by remote control gates. The built form extends to 5,689 square feet constructed over just two floors. We would challenge anyone to find a more elegant interior in the vicinity thanks to the high ceilings, oversize doors, architraves and skirtings as well as the very high standard of interior design. The galleried reception hall imbues a sense of arrival and double doors connect directly to the magnificent open plan kitchen family area which has a maximum measurement of over 56 feet. This exceptional lifestyle room zones easily for kitchen / informal dining and relaxed sitting. The stunning kitchen features a centre island with stone stops and banquette seating and the appliances are all by top manufacturers such as Miele & Wolf. The formal sitting room and study benefit from mullion stone windows. Upstairs there are four impressive bedrooms, each with en suite facilities and also benefitting from high ceilings. The principal bedroom also boasts a private sun balcony with a stone balustrade. There is a detached double garage with a guest suite above and the high end specification includes combined air source / gas fired underfloor central heating and irrigation to the grounds which feature formal as well as informal landscaping.

Details

| | | | |
|------------------|----------------------------------------------------------------------------------------------------------------------------|----------------|--|
| Guide Price: | £3,950,000 | | |
| 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 | £387,750** | |
| | Additional Home | £585,250** | |
| | ** based on guide price, correct as at 1.04.25 | | |
| 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

- + Very recently constructed
- + Impressive frontage
- + Extends to 5,689 square feet
- + 56' open plan lifestyle room
- + Galleried reception hall
- + High ceilings
- + Potential to convert large loft space
- + 6 metre double garage with guest suite above
- + Stunning interior design
- + Sellers suited

Our team



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