

Luxury+Prestige

12 WILDERTON ROAD

BRANKSOME PARK, POOLE, BH13 6EE



















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.



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.



Floorplan

12 Wilderton Road, Branksome Park,
Poole, BH13 6EE

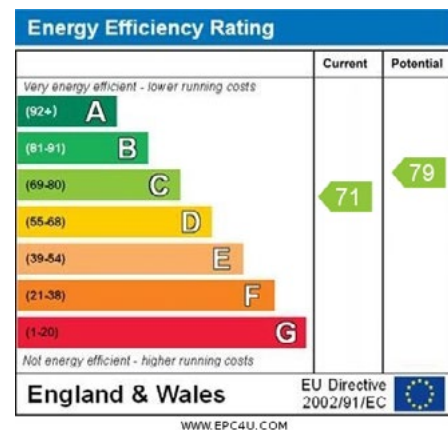
GROSS INTERNAL AREA

House:
 Lower Ground Floor: 615 sq. ft / 57 m²
 Ground Floor: 2,627 sq. ft / 244 m²
 First Floor: 1,983 sq. ft / 184 m²
 Total: 5,225 sq. ft / 485 m²

Garage: 501 sq. ft / 46 m²

Overall Total: 5,726 sq. ft / 531 m²

Sizes and dimensions are approximate, actual may vary.



Summary

A large and important house tucked away in a beautiful and substantial plot benefitting from rolling lawns and a sunny aspect.

The house extends to around 5,700 square feet principally laid out over two floors and with a well thought out layout which is versatile and well planned. There is a total of four double bedrooms and four bathrooms and a choice of three spacious receptions including a very impressive kitchen family room which opens via French doors onto a huge decked sun terrace complete with hot tub.

The kitchen itself is hand painted and features stone tops, a centre island and breakfast bar and a full complement of integrated appliances as well as a range cooker. Other luxuries include a home office and a suite of two rooms and an en suite bathroom on the garden level which could be suitable for a variety of uses.

Other features include a 9.3 metre integral garage and a 30' reception hall. Wilderton Road is a great location and approximately 1.5 miles from the beach at Branksome Chine but also very convenient for the shops, boutiques and bistros at Westbourne.

Details

Guide Price: 2,500,000

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 £213,750**
Additional Home £338,750**

** based on guide price, correct as at 10.04.25

Local Authority: BCP Council

Council Tax: Band H
2025/2026 £4,509.88pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + Set in grounds of approximately 0.75 acres
- + Secluded and sunny aspect
- + Rolling lawns
- + Circa 5,700 square feet
- + Flexible layout
- + Four bedrooms, four bathrooms
- + Additional suite could form additional bedroom and bathroom
- + Great parking in addition to garage
- + Very large receptions
- + Large decked terrace with hot tub

Our team



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Property ref:	1063
Published:	April 2025



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