

Luxury+Prestige

# 4 MARTELLLO ROAD

BRANKSOME PARK, POOLE, BH13 7DH















































# TAKE A STEP INSIDE



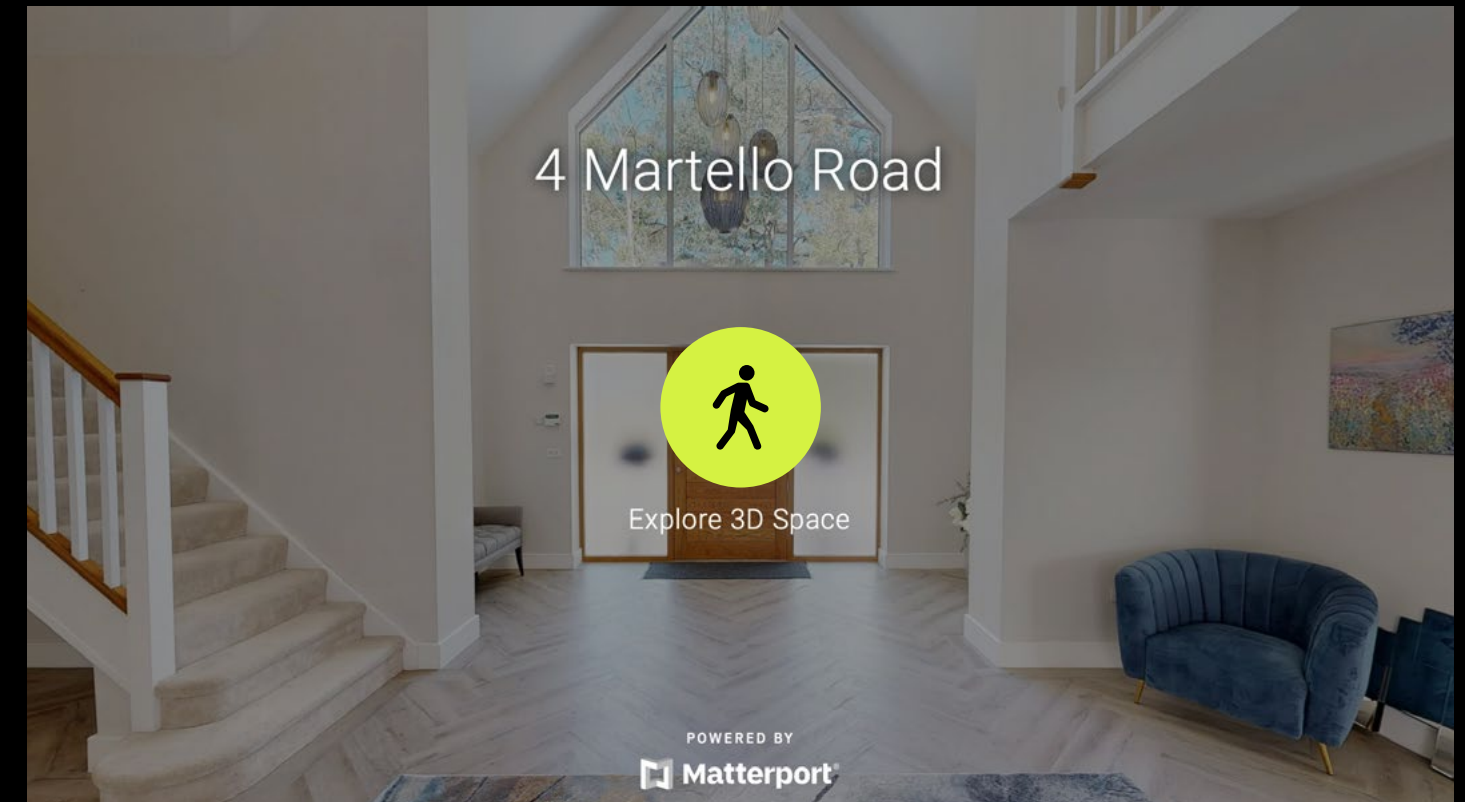
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

4 Martello Road, Branksome Park,  
Poole, BH13 7DH

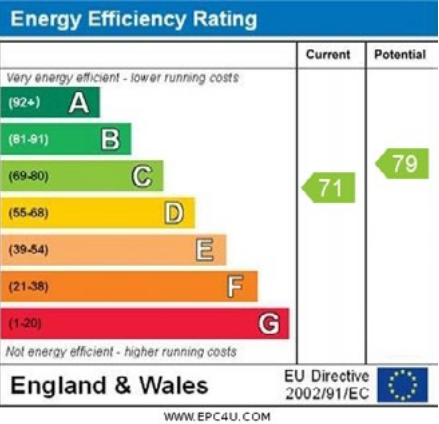
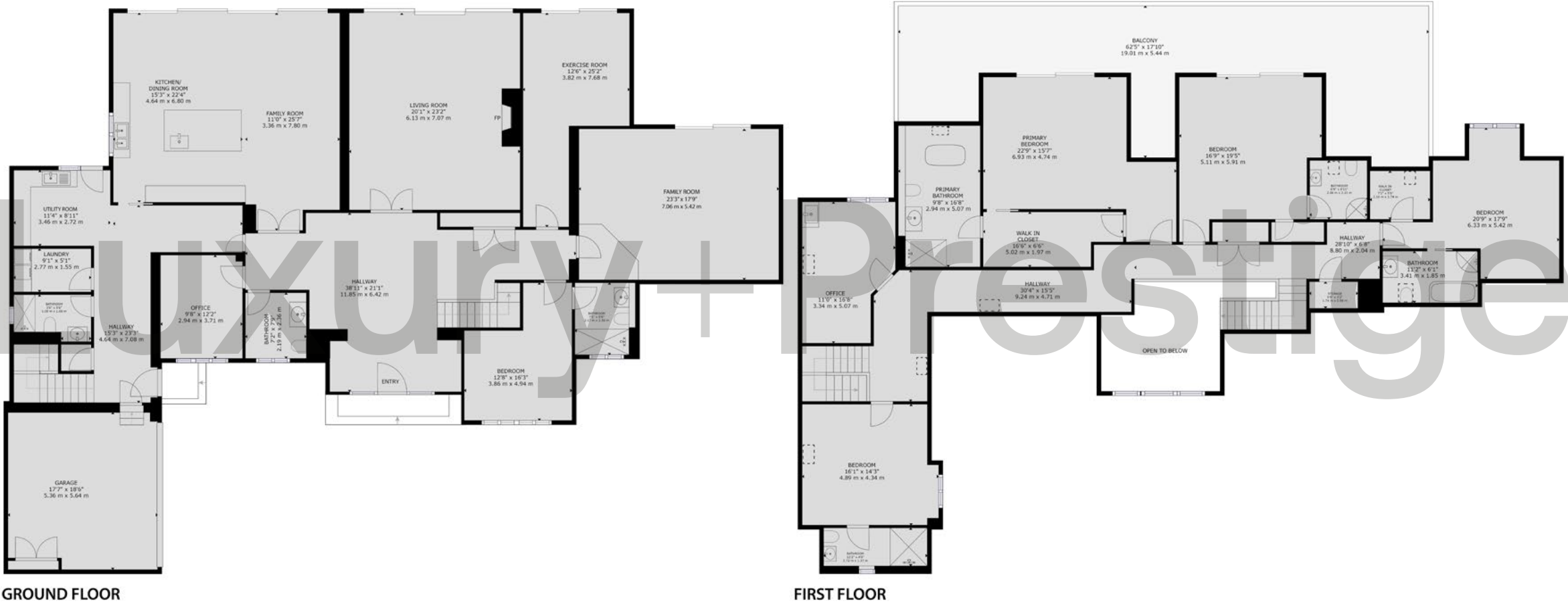
GROSS INTERNAL AREA

House:  
Ground Floor: 3,263 sq. ft / 303 m<sup>2</sup>  
First Floor: 2,211 sq. ft / 205 m<sup>2</sup>  
Total: 5,474 sq. ft / 508 m<sup>2</sup>

Garage: 338 sq. ft / 17 m<sup>2</sup>

Overall Total: 5,812 sq. ft / 525 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.





# Summary

This beautiful home is located in arguably one of the most prestigious and sought after locations in Branksome Park.

There is only a handful of properties on this side of Martello Road which benefit from large south facing gardens with level lawns and this one benefits from an especially large "L" shaped plot extending to approximately 1.25 acres.

The house has been the subject of extensive remodelling and refurbishment resulting in luxurious accommodation and built form extending to an impressive 5,800 square feet. The layout is extremely versatile and comprises five double bedrooms (including a ground floor bedroom), six bathrooms, a huge kitchen family room, two home offices and three additional receptions which could be suitable for a number of uses.

The principal bedrooms share a very generous private sun terrace and the main receptions all connect to the rear garden by way of large format sliding doors. The high quality of finish and attention to detail is evident throughout but nowhere more so than in the kitchen family room with its superb hand painted kitchen complete with centre island and breakfast bar. For those who desire privacy the house is tucked away at the end of a lightly elevated driveway.

# Details

Guide Price:	OIEO £4,000,000
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           £393,750** Additional Home    £593,750** ** based on guide price, correct as at 8.05.25
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

- + **Highly prestigious location**
- + **Perfect of sun worshippers**
- + **1.25 acre plot**
- + **Recently remodelled and refurbished**
- + **Approximately 5,800 square feet**
- + **5 bedrooms, 6 bathrooms**
- + **Includes ground floor bedroom suite**
- + **Beautiful kitchen family room**
- + **Hugely versatile layout**
- + **Private setting**



# Our team



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