

Luxury+Prestige



22 WESTMINSTER ROAD

BRANKSOME PARK, POOLE, BH13 6JN





















TAKE A STEP INSIDE



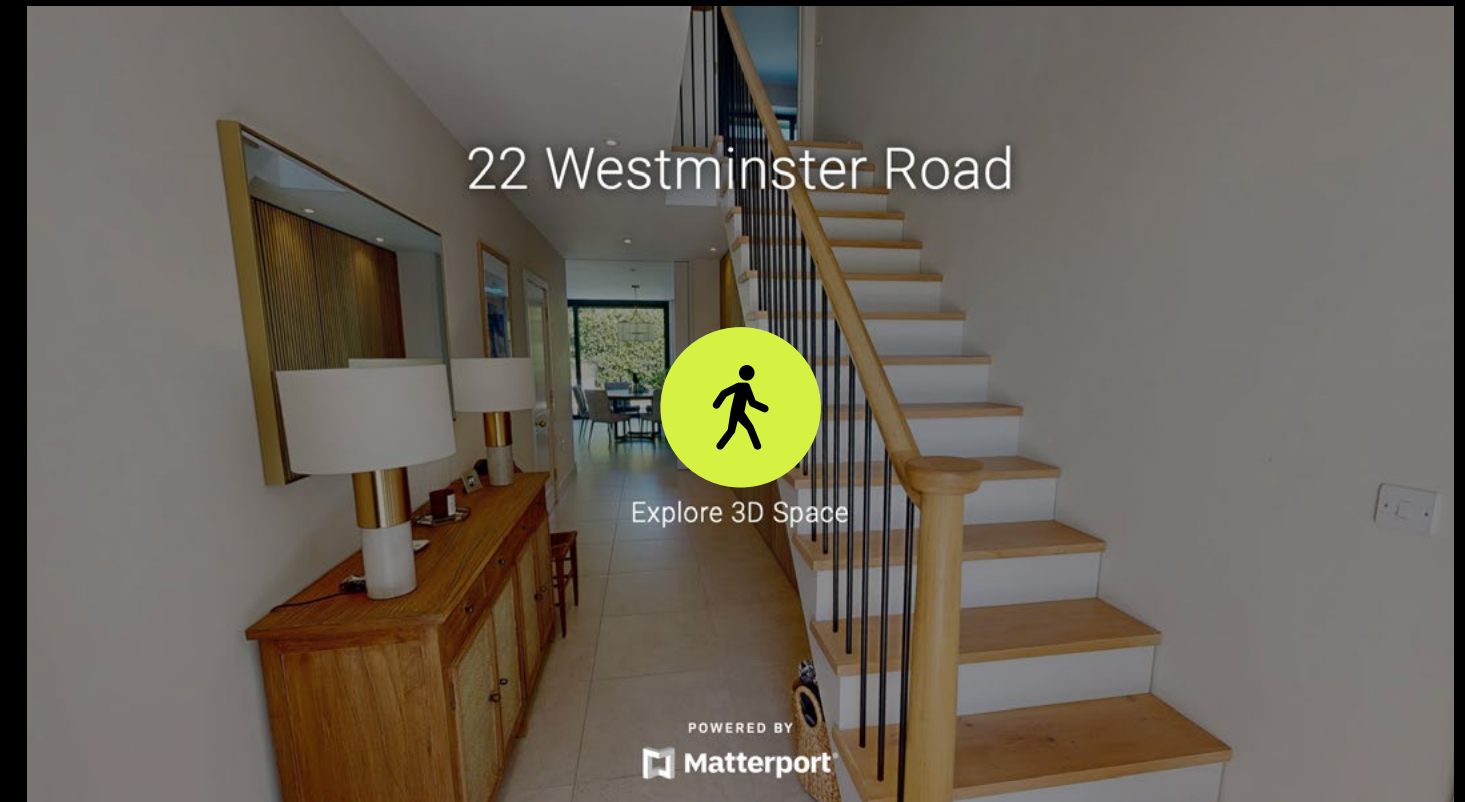
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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™

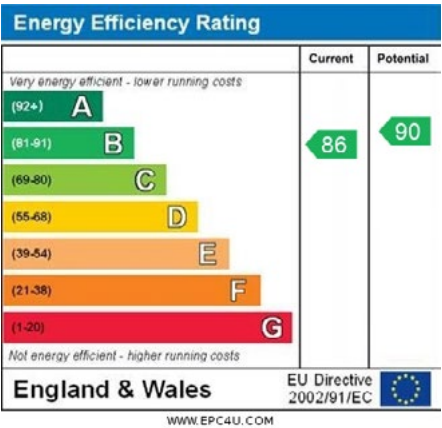
Floorplan

22 Westminster Road
Branksome Park, Poole, BH13 6JN

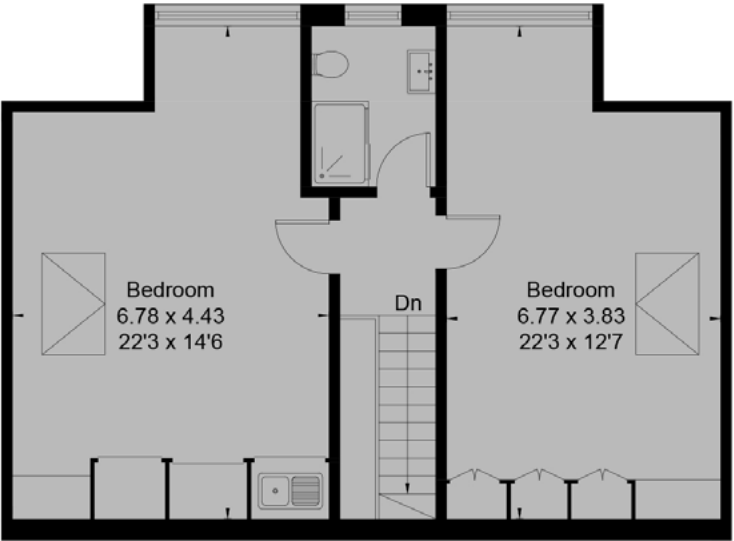
GROSS INTERNAL AREA

House: 3,781 sq. ft / 351 m²

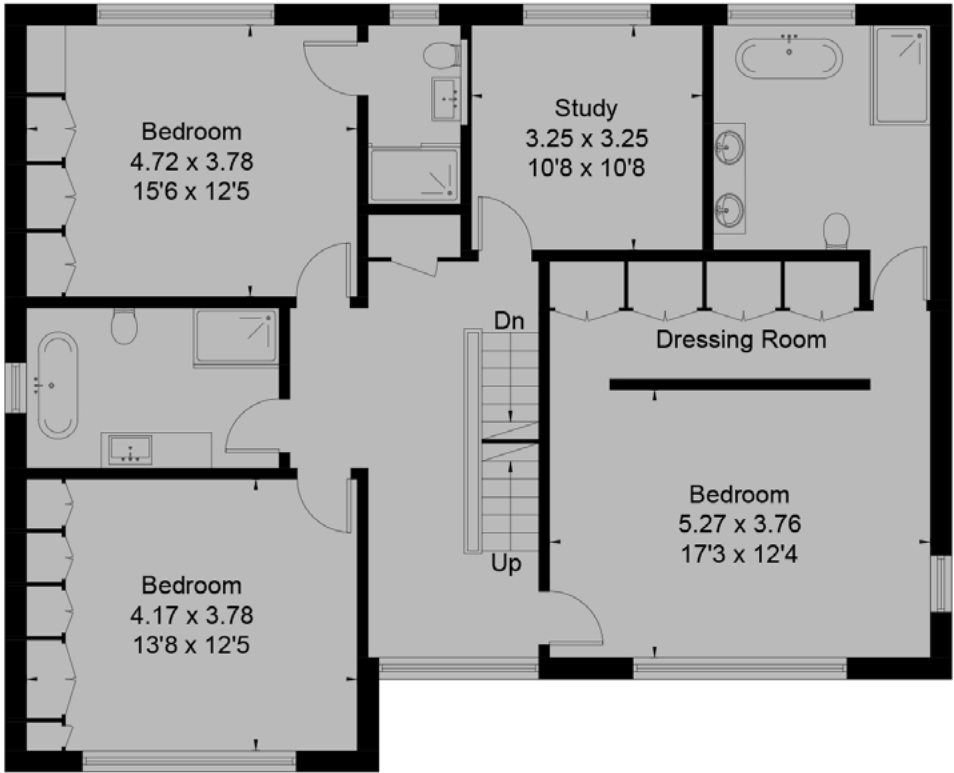
Sizes and dimensions are approximate, actual may vary.



Ground Floor



Second Floor



First Floor

Summary

Westminster Road can claim to be one of the best lifestyle locations in the area.

The street scene is wide and leafy and at one end of the road there is a footpath connecting to one of the most popular beaches in the area. Turn the other way and divert to Alum Chine or Westbourne beyond where there is a mix of shops and restaurants. Canford Cliffs village is also nearby by way of a hilly walk or the shortest of car journeys.

Whilst the road retains much of its original character this house was only constructed a few years ago for the current owners and with exquisite attention to detail. It extends to an impressive 3,781 square feet and it includes six bedrooms and five bathrooms as well as a flexible layout which includes a home office, extra sitting and a simply stunning 40' open plan lifestyle room comprising a luxurious hand painted kitchen with stone tops and centre island as well as zoned spaces for informal dining and sitting with roof lanterns above.

The additional downstairs space could be configured to include a one bedroom guest annexe thereby adding an extra dimension of versatility. The level garden includes a choice of private sun terraces and a well tended lawn.

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	£237,150**	
	Additional Home	£371,900**	
	** based on guide price, correct as at 07.05.25		
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

- + Recently constructed
- + Wonderful location
- + Leafy street scene
- + Convenient for beaches
- + Total of six bedrooms
- + 40' lifestyle room
- + Beautiful interior
- + Configures to include 1 bed guest annexe
- + 3,781 square feet
- + Beautiful level garden

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

01202 007373
asia@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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