

Luxury+Prestige

# WENTWORTH

26 BINGHAM AVENUE, BRANKSOME PARK, POOLE, BH14 8NE























































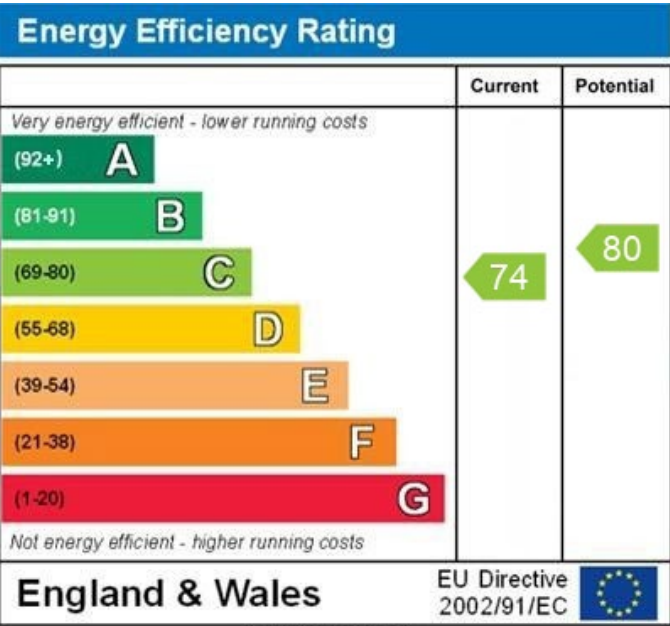
# Floorplan

Wentworth, 26 Bingham Avenue,  
Branksome Park, Poole, BH14 8NE

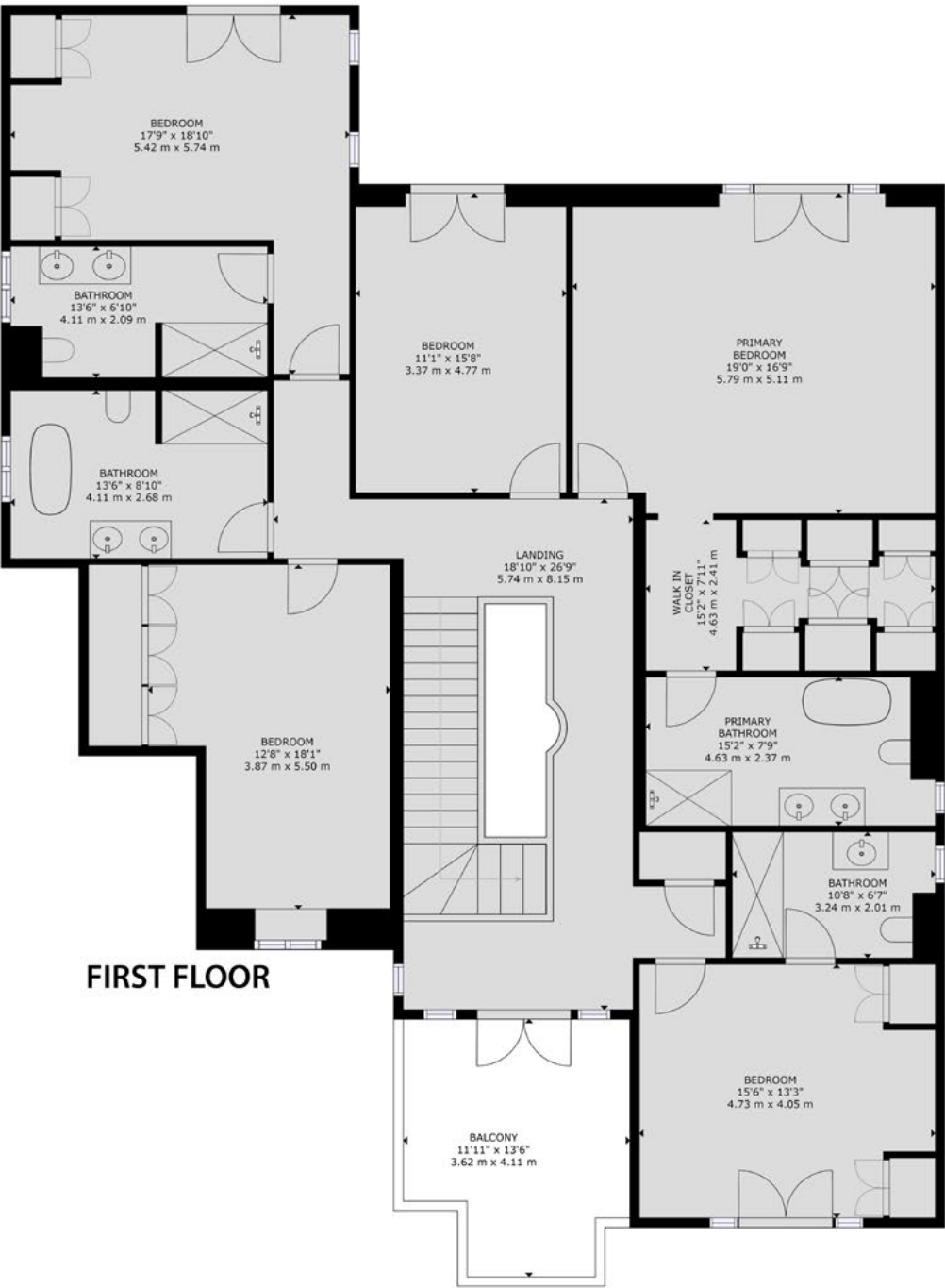
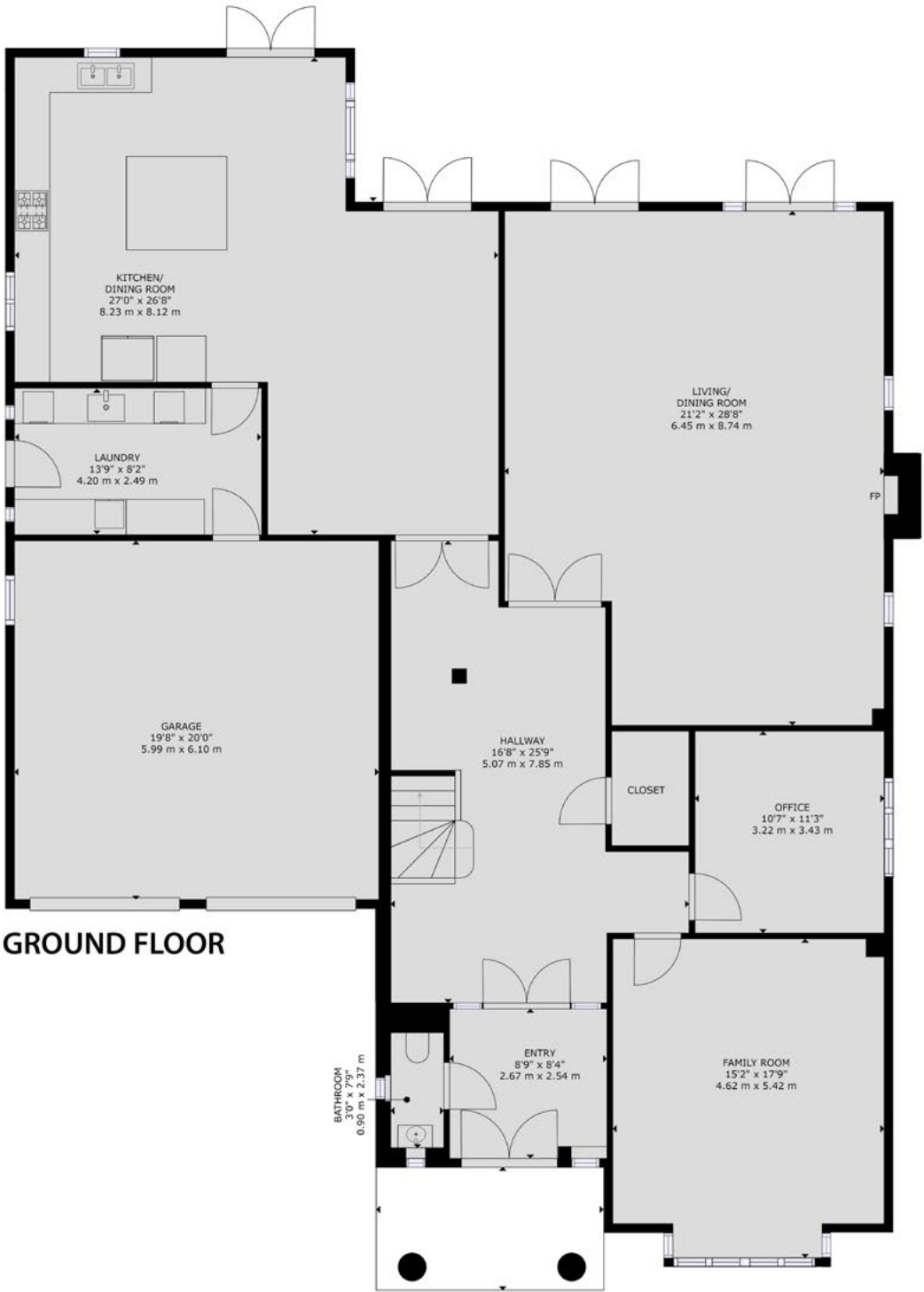
GROSS INTERNAL AREA

House:  
Ground Floor: 2,091 sq. ft / 194 m<sup>2</sup>  
First Floor: 2,189 sq. ft / 203m<sup>2</sup>  
Garage: 407 sq. ft / 37m<sup>2</sup>  
  
Overall Total: 4,687 sq. ft / 434 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



WWW.EPC4U.COM





# TAKE A STEP INSIDE



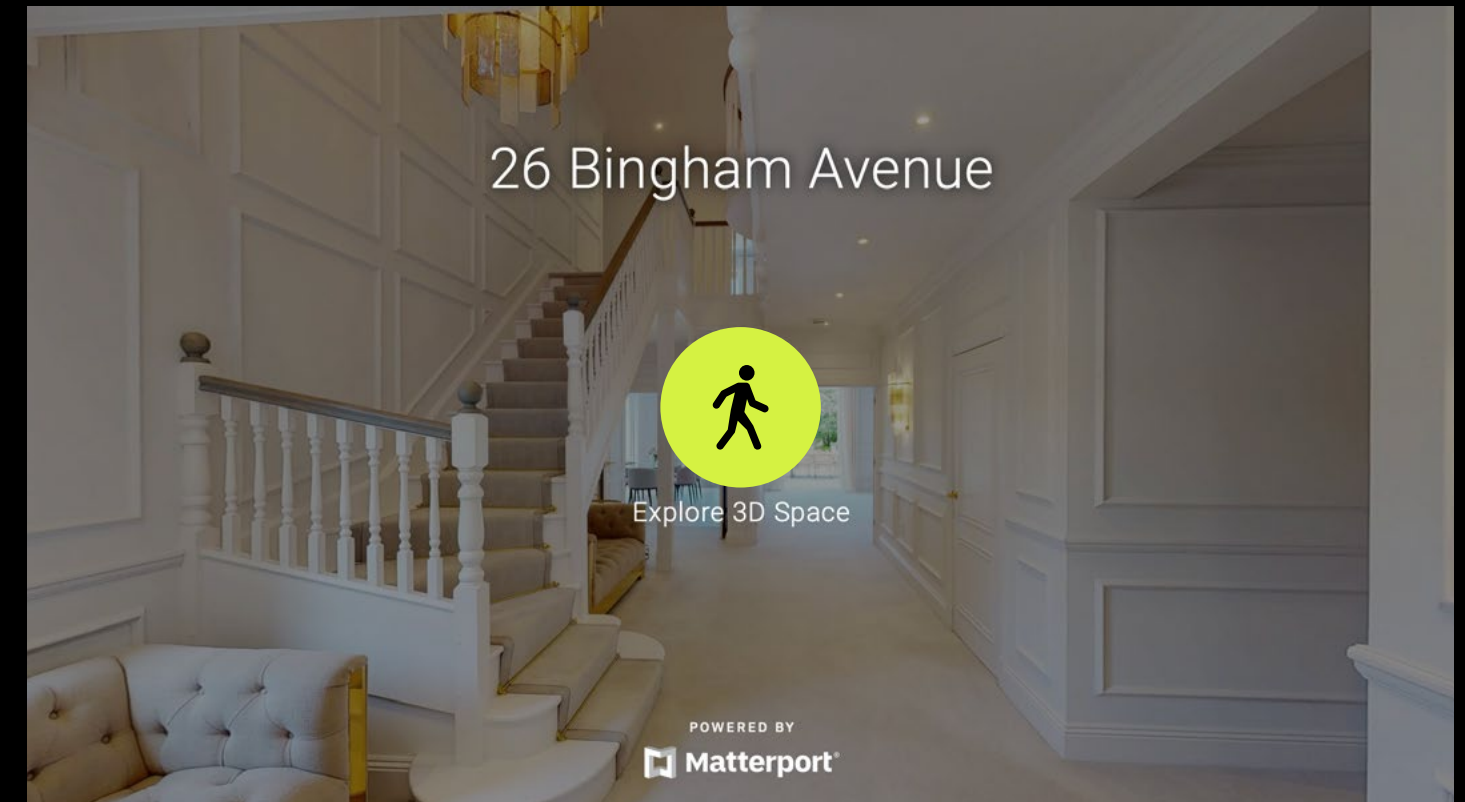
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.





# Summary

Bingham Avenue is one of the most sought after locations for large family dwellings thanks to the large and spacious plots combined with its proximity to Poole Harbour and Parkstone Golf Course.

Wentworth is an especially attractive modern but traditionally styled house having been built approximately twenty years ago but subsequently remodelled and updated by the current owners. The interior is sophisticated as well as stylish and with total built form of circa 4,700 square feet it offers impressive accommodation. The reception hall features a beautiful staircase with a galleried landing and teases views of the stunning garden. The hand painted kitchen is by renowned luxury kitchen supplier Clive Christian and it includes a centre island with breakfast bar as well as a large range cooker. There is a choice of entertaining spaces in the form of two receptions plus a study not forgetting that the hugely impressive private sun terrace is an ideal outdoor living area. There are five bedrooms and four bathrooms on offer, all supremely elegant and beautifully appointed. The impressive grounds are gated and the rear garden benefits from an extensive lawn with a dedicated summer house. Views of the golf course are an added attraction and direct access is sometimes permitted for members only.

# Details

Guide Price:	OIEO £3,000,000
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           £273,750** Additional Home   £423,750** ** based on guide price
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

- + Wonderful location
- + Large gated grounds
- + Beautiful garden and golf course views
- + Circa 4,700 square feet
- + Five bedrooms, four bathrooms
- + Stunning fitted kitchen by Clive Christian
- + Choice of entertaining spaces
- + Home office
- + Huge private sun terrace
- + Exquisite interior



# 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
Property ref:	1088
Published:	June 2025



**Important notice**  
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# Luxury+Prestige

[luxuryandprestige.com](https://luxuryandprestige.com)