

Luxury+Prestige

42 WESTERN ROAD

BRANKSOME PARK, POOLE, BH13 6EU















TAKE A STEP INSIDE



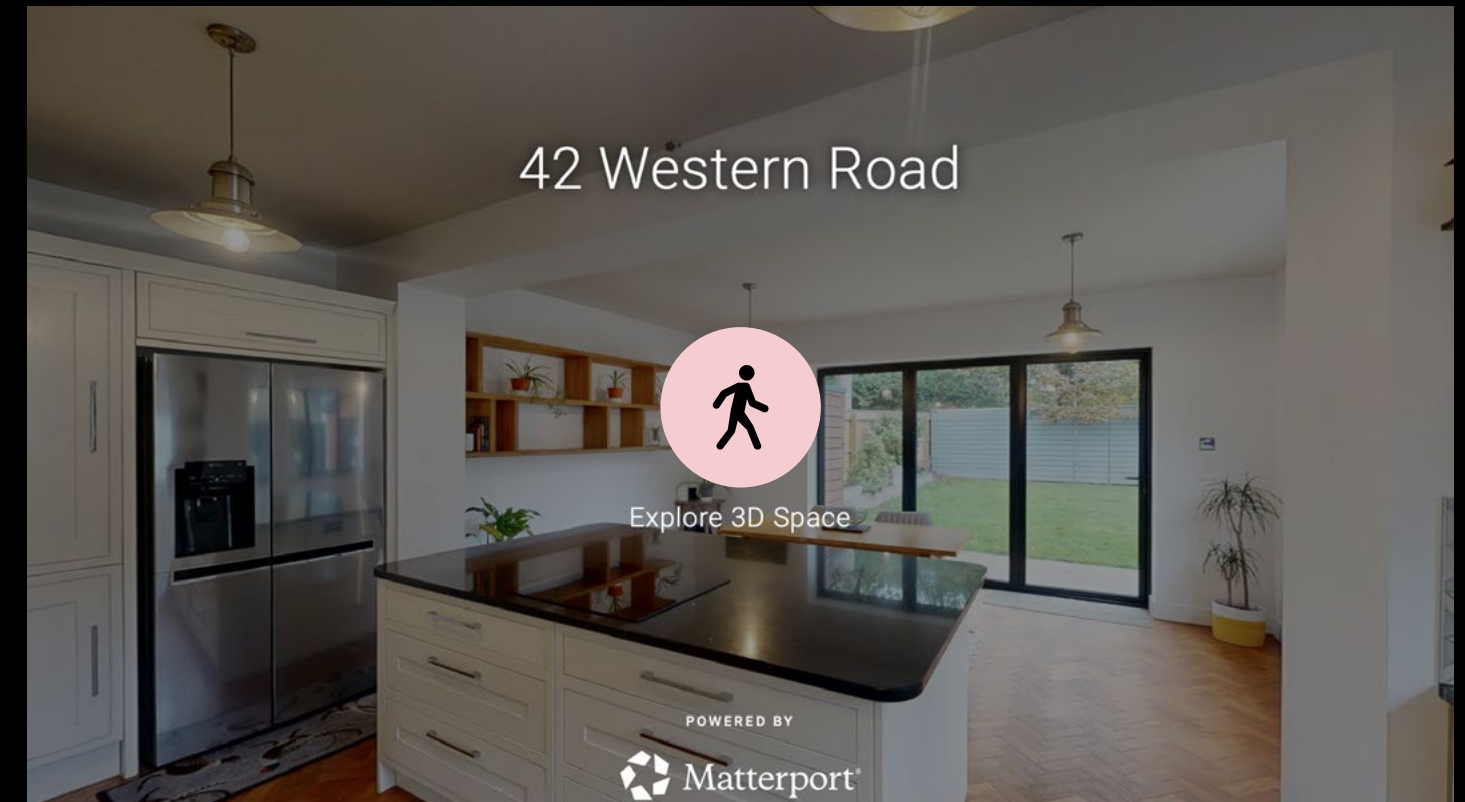
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

Matterport™

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

42 Western Road,
Branksome Park
Poole, BH13 6EU

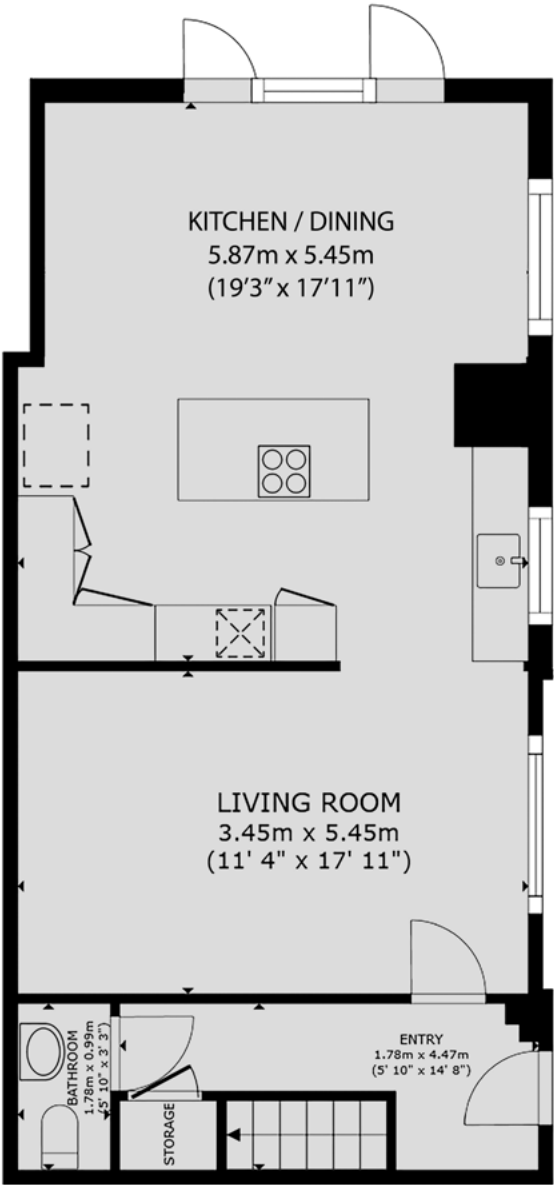
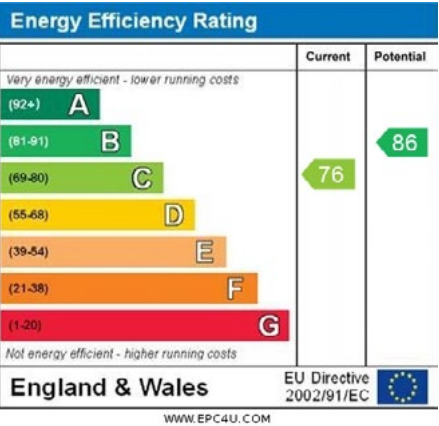
GROSS INTERNAL AREA

House:
Ground Floor: 666 sq. ft / 62 m²
First Floor: 655 sq. ft / 61 m²
Total: 1,321 sq. ft / 123m²

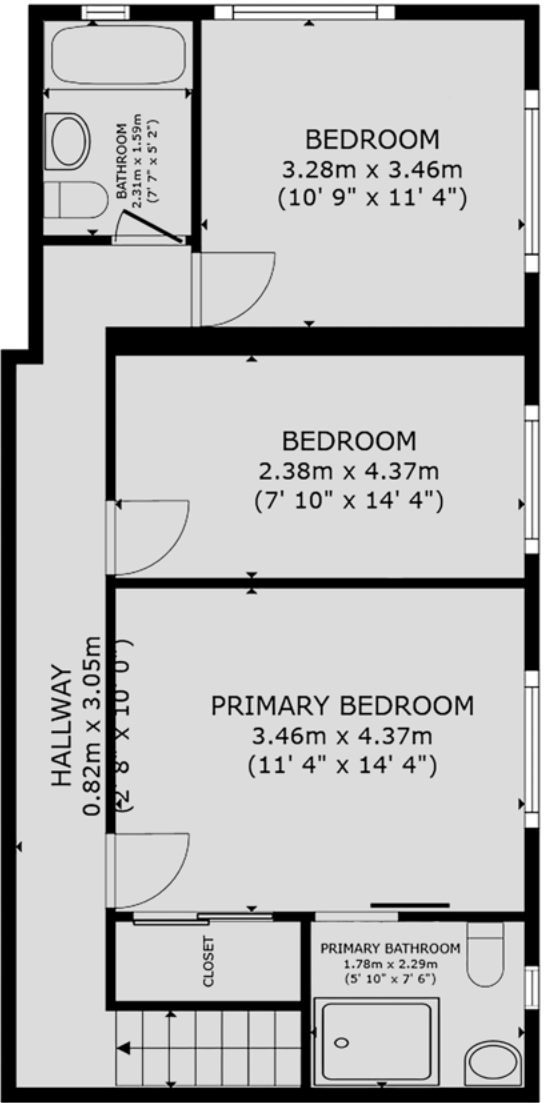
Garden Studio: 348 sq. ft / 32 m²

Overall Total: 1,670 sq. ft / 155 m²

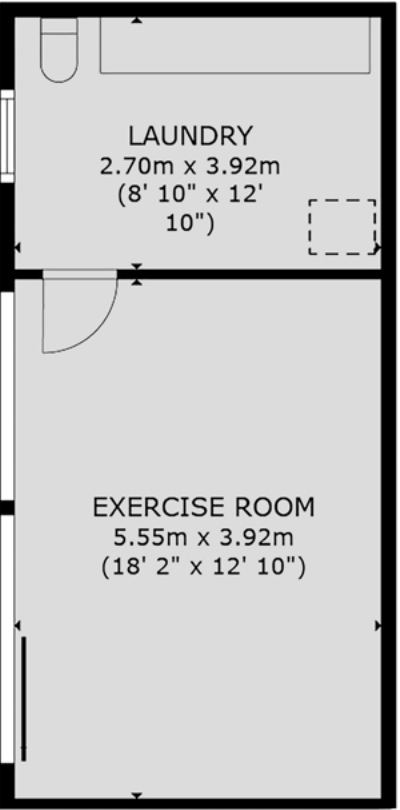
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



GARDEN STUDIO*
*NOT SHOWN IN ACTUAL LOCATION
OR ORIENTATION

Summary

This is an incredibly versatile townhouse.

With accommodation arranged over just two floors it benefits from three double bedrooms, two bathrooms, open plan kitchen living and an additional sitting area. The stylish kitchen features a centre island with breakfast bar and a host of integrated appliances including washing machine, dishwasher, ovens, microwave and coffee machine.

The property was extensively refurbished and remodelled in previous ownership but with clean lines and wood floors it offers contemporary living in a location which is convenient for shops at Westbourne, the Branksome Park Woods and of course the beaches at Branksome Chine which are slightly more than a mile away. However, the property comes into its own with the generous amount of outside space it offers.

The generous driveway could be suitable for up to two cars and there is an additional enclosed courtyard with potentially more vehicular access and a generous garden with a level lawn. There is an additional and significant garden studio which could be suitable for a number of uses, it is currently divided into a multi-purpose gym / entertaining room and a separate utility.

Details

Guide Price:	£650,000
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 £22,500** Additional Home £55,000** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band F 2025/2026 £3,257.14pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Great location
- + Convenient for amenities
- + Three bedrooms, two bathrooms
- + Open plan lifestyle room
- + Additional sitting
- + Good parking
- + Enclosed courtyard and level garden
- + Large garden "studio" room
- + Very versatile
- + No forward chain

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towning
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



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:	1115
Published:	November 2025



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