



## Timbers

5 Martello Road South, Poole, Dorset, BH13 7HF



LUXURY &  
PRESTIGE  
Exclusive Properties



## Can't wait to view in person?

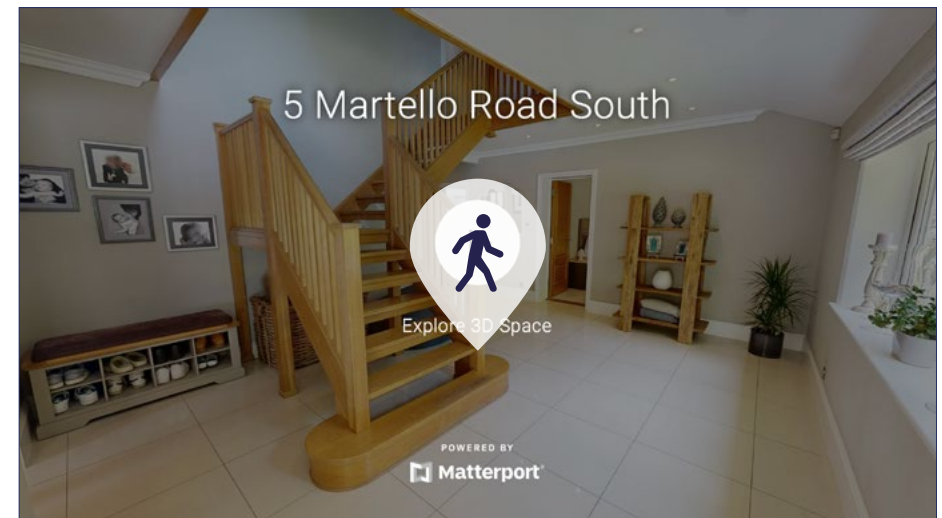
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to 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**



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™**

























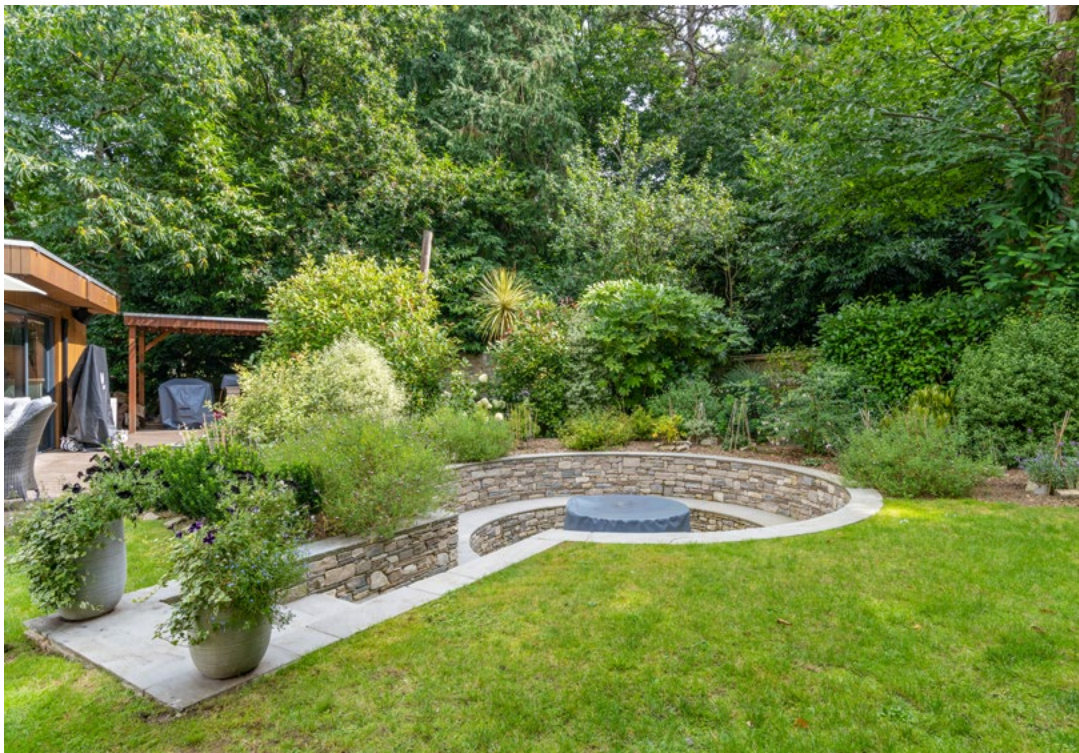


















Timbers, 5 Martello Road South, Branksome Park, Poole, BH13 7HF



FIRST FLOOR (ANNEXE ABOVE GARAGE)



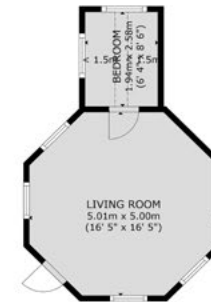
FIRST FLOOR



OFFICE / GARDEN ROOM\*  
\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



GROUND FLOOR



GARDEN HUT\*  
\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA  
 HOUSE: GROUND FLOOR: 2,709 sq. ft, 252 m2, FIRST FLOOR: 2,353 sq. ft, 219 m2  
 GARAGE: 688 sq. ft, 64 m2, TOTAL: 5,750 sq. ft, 535 m2  
 (EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M): 39 sq. ft, 4 m2  
 OFFICE / GARDEN ROOM: 300 sq. ft, 28 m2  
 GARDEN HUT: 239 sq. ft, 22 m2  
**OVERALL TOTAL: 6,289 sq. ft, 585 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## Summary

Timbers is a traditional detached family home set in beautifully landscaped grounds approaching an acre. This tranquil spot has all the benefits of a Branksome Park home with the added benefit of close proximity to the amenities of Canford Cliffs Village, as well as two of the areas finest beaches at Branksome Chine and Canford Cliffs.

This substantial home extends to a total of 6,239 square feet, including two detached garden buildings. The main house includes five bedrooms and five bathrooms (one of which is located on the ground floor) with the principal suite occupying the prime spot with its walk-through dressing room, luxurious en suite bathroom and private sun balcony overlooking the grounds.

There is a choice of reception rooms including a spacious kitchen / family room, a home cinema and a formal living room meaning there is plenty of space for family and friends. There is an integral triple garage above which is a one bedroom guest annexe, accessed via its own set of stairs.

Outside, the gardens wraparound the house with distinct areas for relaxing and entertaining. There is a garden office / studio with a decked sun terrace and outdoor kitchen featuring a wood-fired pizza oven as well as a sunken seating area with fire pit and a separate log cabin complete with bbq table. This is a beloved family home and the current owners have spared no expense in creating the perfect space to enjoy the lifestyle that this area is famous for.

- Detached family home
- Beautiful landscaped grounds of 1 acre
- Five bedrooms, five bathrooms
- Guest annexe
- Choice of receptions
- Garden studio / office / bar
- Immaculately presented throughout
- Triple garage
- Cinema room
- Choice of beaches close by

## Details

**Guide Price:** £3,495,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

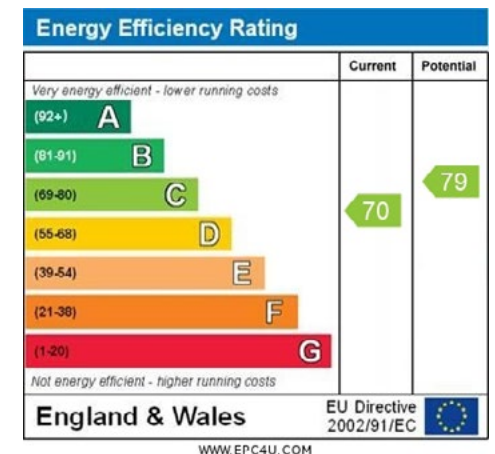
**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £330,650\*\*  
Additional Home £435,500\*\*  
\*\* based on guide price

**Council Tax:** Band G  
2024/2025 £3,579.59pa

**EPC:**







# LUXURY & PRESTIGE

Exclusive Properties



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**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** 1000



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



