

Luxury + Prestige

# 11 BURY ROAD

BRANKSOME PARK, POOLE, BH13 7DD



















# TAKE A STEP INSIDE



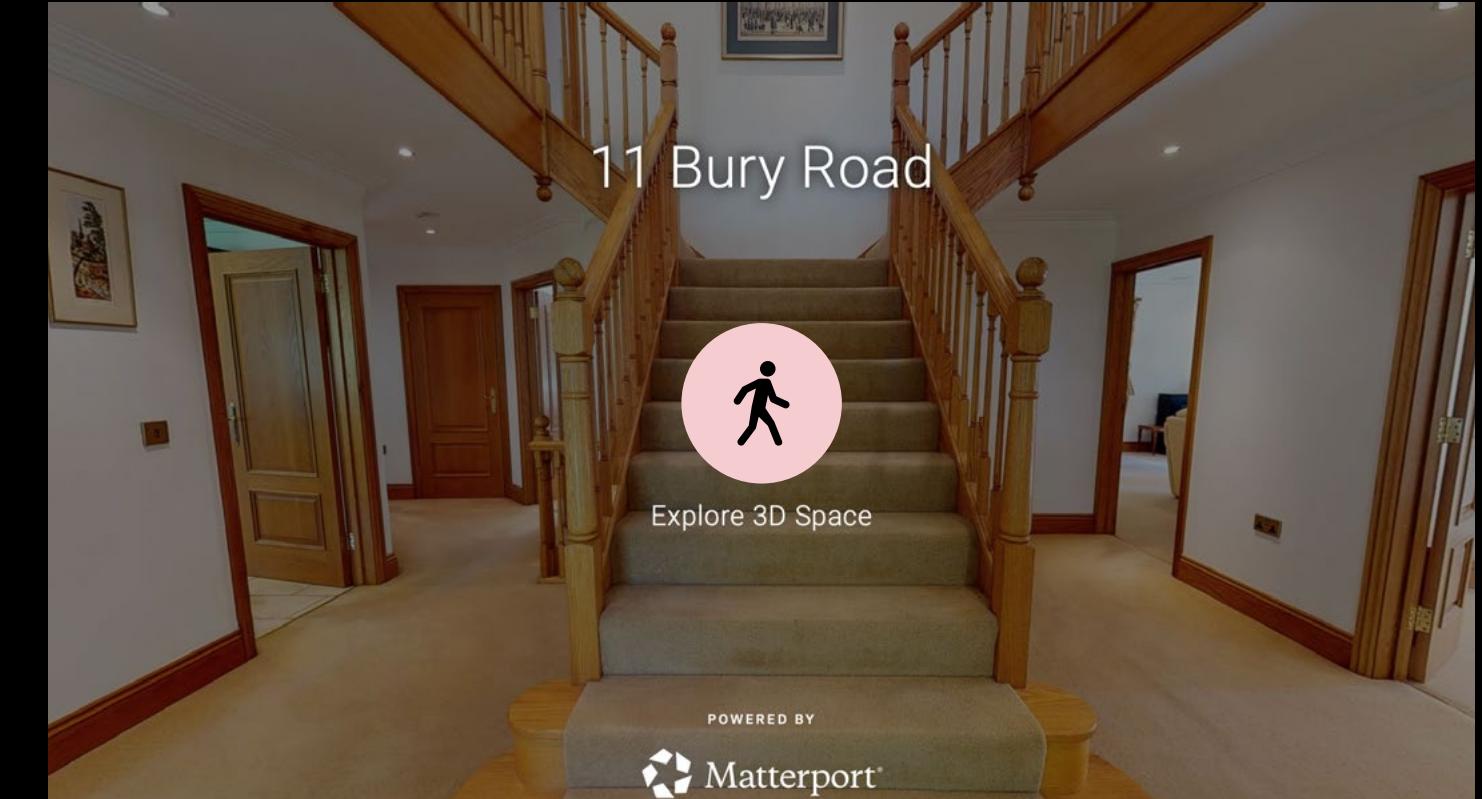
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

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.

 **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

11 Bury Road, Branksome Park  
Poole, BH13 7DD

## GROSS INTERNAL AREA

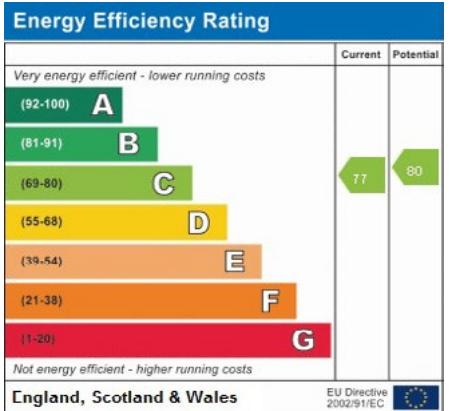
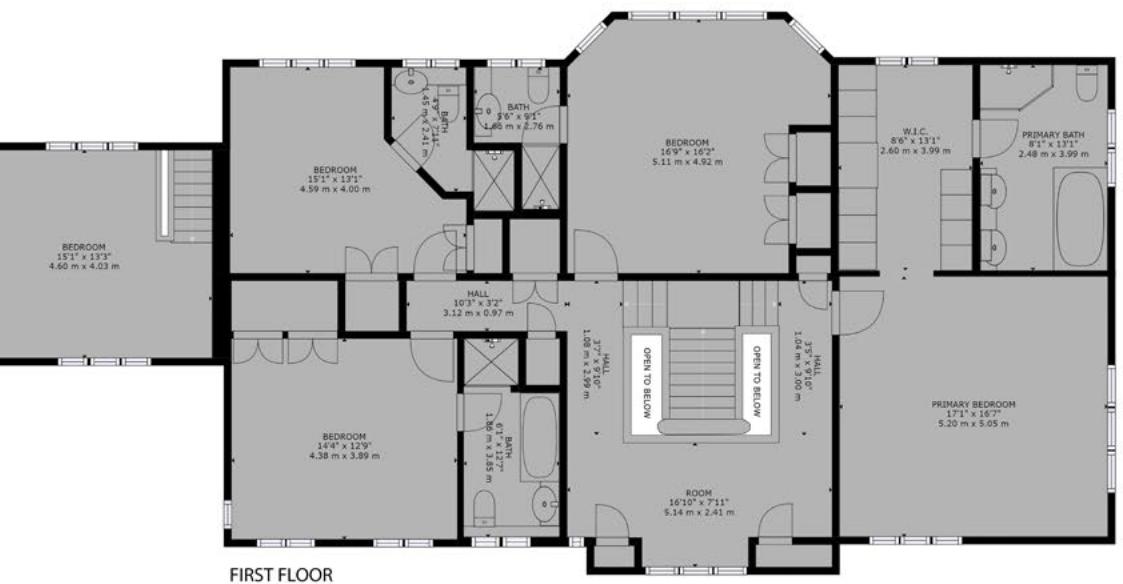
### House:

Lower Ground Floor: 746 sq. ft / 69 m<sup>2</sup>  
Ground Floor: 2,758 sq. ft / 256 m<sup>2</sup>  
First Floor: 1,935 sq. ft / 180 m<sup>2</sup>  
Total: 5,438 sq. ft / 505 m<sup>2</sup>

Garage: 316 sq. ft / 29 m<sup>2</sup>

Overall Total: 5,754 sq. ft / 534 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

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 **Matterport**™

luxuryandprestige.com

# Summary

**This is a magnificent and large home extending to around 5,750 sq ft in total and constructed approximately twenty years ago by a leading developer of the time.**

The location within Branksome Park is especially popular as Canford Cliffs Village and beaches at Branksome Chine are less than a mile away. The layout is very flexible with four main bedrooms - each with en suite facilities - four receptions plus a private cinema room, small gymnasium and a separate wing for guest accommodation which boasts its own kitchen, shower room and bedroom. Of course this could be a magnificent home office!

The house is in immaculate but largely original condition throughout so we have prepared a selection of images which have been virtually staged to show how the accommodation might look with contemporary furnishings and we think you will agree the results are impressive. Please refer to the video in our brochure for a selection of before and after views. The house sits in an elevated and imposing position above the road and offers a high degree of seclusion.

# Details

**Guide Price:** £2,595,000

**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 £225,150\*\*

Additional Home £354,900\*\*

\*\* 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

- + Large and impressive
- + Four beds, four baths
- + Separate guest wing
- + Private cinema
- + Gymnasium
- + Extends to approximately 5,750 square feet
- + Less than a mile from beaches
- + Flexible layout
- + Detached garage
- + Secluded grounds

# Our team



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