

**Briarbank**  
3 Bury Road  
Branksome Park  
Poole • Dorset • BH13 7DB



## Briarbank

3 Bury Road, Branksome Park  
Poole, Dorset BH13 7DB

Price Guide £3,995,000

Briarbank, a stunning family residence tucked away up a private drive and set well back from the road with its feature turret is nestled within one of Branksome Park's most prestigious tree-lined avenues.

### Accommodation & Features

Premier Branksome Park address

Private secluded setting

Elevated and level one acre plot

5 double bedrooms, 4 bathrooms

Choice of reception rooms

Dedicated home study

Triple integral garage

Spectacular indoor swimming pool complex with changing facilities and shower room



Set on a wonderfully secluded plot of around an acre and close to a whole host of local amenities in nearby Canford Cliffs Village and Westbourne, as well as some of the best award winning beaches in the UK at Branksome Chine and the world famous Sandbanks.

Spanning over 6500 sq ft including the triple garage, the property exudes luxury at every turn and is in our opinion one of the area's finest homes.

Upon entry, the large welcoming reception hall is sure to impress with a sweeping staircase and a grand galleried landing above.

The kitchen/breakfast room boasts a beautiful Mark Wilkinson kitchen and comes complete with a fabulous larder and a plethora of integrated Miele appliances. From the kitchen, a step leads down to the family room with feature fire.

A magnificent dining hall features a stunning cathedral ceiling and opens into the separate and incredibly spacious living room. Also on the ground floor there is a dedicated home study and a large laundry/boot room.



Upstairs, five double bedrooms and four bathrooms await, the principal being the 'show stopper' with the most palatial en-suite bath and shower room and a huge walk-in dressing room which connects via a spiral staircase to the fabulous indoor swimming pool complex complete with an automated cover and shower/changing facilities.

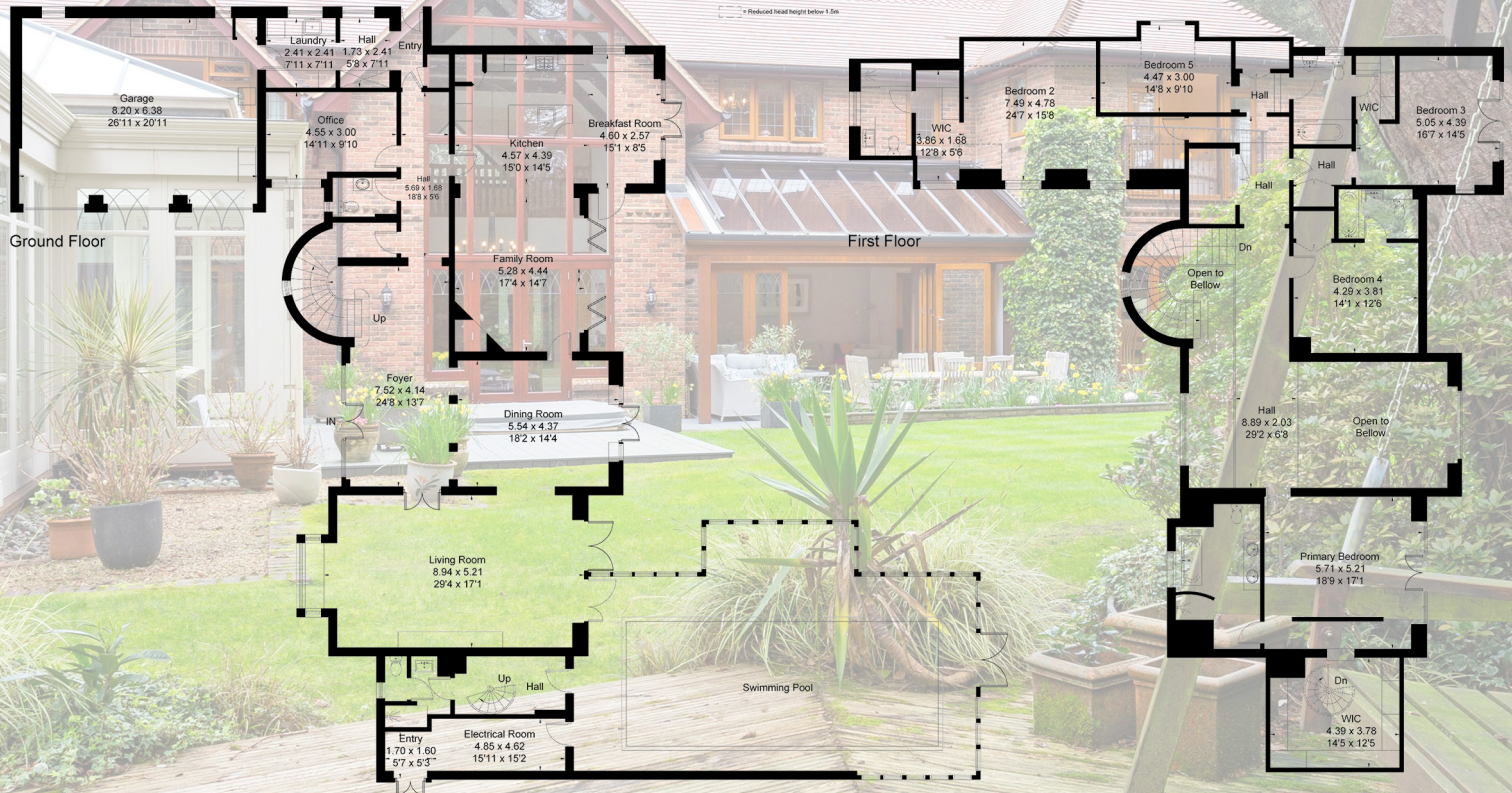
The well stocked mature southeast-facing lawned rear garden also hosts a sprawling private terrace with hot tub, an ideal space for family gatherings and relaxing in.



Nearby Branksome Chine beach



Approximate Floor Area = 558 sq m / 6000 sq ft  
 Garage = 52 sq m / 555 sq ft  
 Total = 610 sq m / 6555 sq ft



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## Lloyds Property Group

### PROPERTY NAME

Briarbank House  
 3 Bury Road

### LOCATION

Branksome Park BH13 7DB

### TOTAL FLOOR AREA

558 sq m / 6000 sq ft  
 Garage 52 sq m / 555 sq ft  
 Total 610 sq m / 6555 sq ft

### COUNCIL TAX

Band H BCP (Poole)

### VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044  
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*Illustration for identification purposes only, measurements are approximate, not to scale*