

# 54 The Avenue

Branksome Park  
Poole, Dorset  
BH13 6LN



# 54 The Avenue

Branksome Park

Poole, Dorset

BH13 6LN

Guide price £2,940,000

Situated in the highly prestigious and sought after Branksome Park this magnificent four bedroom detached character home has been tastefully refurbished to the highest standard. Nestled in a beautiful tree lined road, this exceptional property is within close proximity to the beach, offering an unparalleled coastal lifestyle.

## *Summary of Accommodation*

4 double bedrooms, 3 bathrooms (2 en-suite)

4 grand reception spaces

Luxury kitchen, dining & family room

Tranquil Orangery and elegant office

Sumptuous first floor accommodation







Upon entering, you are welcomed by a striking reception hallway which sets the tone for the elegant interiors throughout. The impressive drawing room features a large bay window that floods the space with natural light, alongside a stunning open fireplace creating a warm and inviting ambiance.

For those who love to entertain the games room is a standout feature of the home. Boasting a stunning bay window with comfortable seating, an exquisite copper coloured ceiling and a beautifully tiled floor, this room is perfect for hosting guests. Complete with a pool table and wine fridges, this is a refined space designed for relaxation and enjoyment.

The heart of the home is the breathtaking kitchen, diner and family room. Featuring high end bespoke kitchen units with marble countertops, a large integrated Miele fridge and a striking central island, this space has been designed with both functionality and sophistication in mind. A spacious pantry and abundant storage solutions ensure effortless organisation.

Adjoining this space is a fully equipped utility room, complete with a double sink and full height freezer, offering additional convenience. Both the kitchen and utility room benefit from underfloor heating, ensuring comfort all year round.

The dining area is perfect for entertaining with ample space for a large dining table to accommodate guests. A large window provides picturesque garden views, while a feature fireplace with a log burner ensures warmth and cosiness during colder months.

The orangery is a truly special space, designed for both relaxation and social gatherings. This light-filled haven features tri-fold doors that open onto a delightful garden seating area, seamlessly blending indoor and outdoor living. Electronic wooden blinds allow for the perfect balance of light and shade, creating an effortlessly luxurious environment.

For those requiring a private workspace the north facing office is an ideal retreat. Quiet and thoughtfully positioned, this space offers tranquil views over the reception hallway and garden, ensuring an inspiring setting for productivity.



Ascending the stunning sweeping staircase, you are welcomed onto a beautifully light filled landing with windows that provide breathtaking views over the expansive garden.

The principal suite is an exceptional space, offering a generous bedroom area and a luxurious dressing room fitted with an abundance of bespoke wardrobes, drawers and a dedicated shoe storage area. The suite is completed by a sumptuous en-suite bathroom, featuring a freestanding bath, impressive walk in shower and his and hers wash hand basins, all finished to the highest specification.

The second bedroom is a spacious double room, benefiting from a large dressing area that seamlessly leads into a beautifully designed en-suite shower room, complete with a modern white suite. Bedroom three is another elegant double bedroom, enjoying a dual aspect outlook enhancing the sense of space and natural light. Bedroom four is also a generous double bedroom, boasting picturesque views over the impressive garden, creating a peaceful retreat.

The family bathroom is thoughtfully designed, featuring both a luxurious bath and a large walk-in shower, as well as a feature wash hand basin, ensuring both style and practicality.

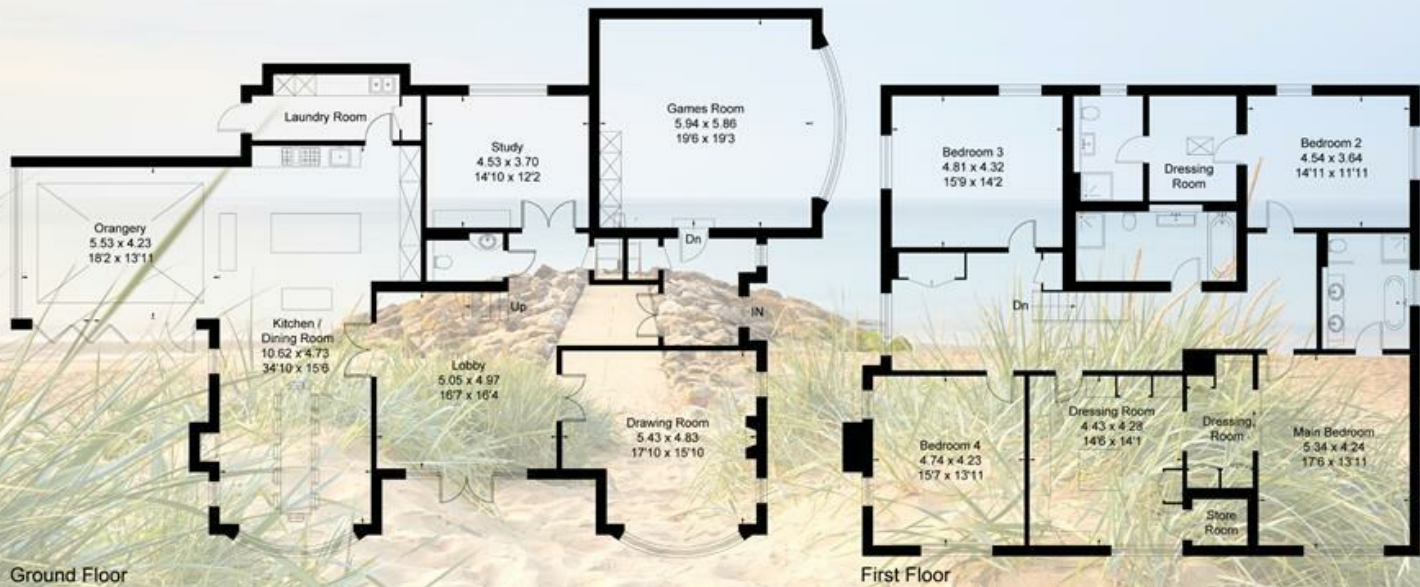
Conveniently positioned off the landing is a large airing cupboard, providing ample storage for linens and household essentials.

This exceptional home in Branksome Park combines character, elegance and modern luxury, offering an extraordinary lifestyle in one of the most desirable locations on the South Coast. With its beautifully refurbished interiors, outstanding entertainment spaces and a prime location five minutes to the beach, this property presents a rare and unmissable opportunity.

For further details or to arrange a private viewing, please contact Lloyds on 01202 708044.



Approximate Floor Area = 403.9 sq m / 4347 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89011

Nearby Branksome Beach

# Lloyds Property Group

PROPERTY NAME

54 The Avenue

LOCATION

BH13 6LN

TOTAL FLOOR AREA

4347.00 sq ft

COUNCIL TAX

Band H BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3589 - JA

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale