



SONATA

33 Western Road,  
Branksome Park, Poole  
Dorset, BH13 7BH

£2,750,000

LUXURIOUS 3 STOREY HOME WITH OVER 6,000 SQ FT OF  
ACCOMMODATION – POOL, BAR, GYM AND MORE

ALBURY  
& HALL



## INTRODUCTION

Simply stunning. Over 6,000 sq. ft, it is one of the lightest properties in Branksome Park with fabulous content and the feel of a real family home with fun catered for: pool complex, bar, gym, cinema.



- ◆ Over 6,000 sq. ft property on a 23,000 sq. ft plot
- ◆ 5 double bedrooms, all en suite
- ◆ 1000 sq. ft award winning kitchen/family room with separate drawing room
- ◆ Indoor swimming pool complex
- ◆ Cinema room, gym, sauna & study
- ◆ Large South west facing garden
- ◆ Zoned underfloor heating throughout i.e. room by room temperature control supported by 2 x Keston C40 boilers and OSO pressurised water system
- ◆ Programmable lighting in each room
- ◆ Integrated audio, operable on a room by room basis
- ◆ Intruder alarm by zone(floor) linked directly to the police (2 minutes guaranteed response)

ALBURY & HALL

## PROPERTY DESCRIPTION

Sonata is a luxurious 3 storey home designed for privacy; so much so that it is difficult to imagine as you drive up the drive that a 6,000 sq. ft property awaits. The owner bought the house from new in 2009 and has spent over £600,000 making improvements, realising a both magnificent family home and a great place to entertain your family and friends.

Apart from the obvious attractions of the property which sits on a 23,000 sq. ft plot, the accommodation has been well considered, it includes 5 double bedrooms all on the same level with en suite bathrooms, a 1000 sq. ft award winning kitchen and family room, a quieter drawing room and a fitted study.



The Wow factor is provided by the swimming pool complex commissioned by the owner in 2012, and designed in such a way that the outside comes into the house as the kitchen opens out to the pool which opens out to the terrace which in turns opens into the bar. You probably need to see it to fully appreciate the effect.

Whilst in the middle of the tree lined Branksome Park, this property is the brightest we have encountered with the design incorporating lots of glass including pyramid skylights.

You approach the house via electric gates up a curved drive which secludes the property from the road. Lots of parking and a remote controlled double garage. Into the ground floor hall via the garage or the front door and the brightness of the property is enhanced by the glass staircase in front of you. Not to be forgotten on this level is a cinema room with Infocus projector and screen, a fully fitted gym, a sauna, a wet shower room and the utility room.

Up the glass stairs to the main living area with the study and the tranquil drawing room, you will be drawn to the 1000 sq ft award winning kitchen/family room which flows into the swimming pool, the wealth of terracing and the fully fitted bar. The owner used to have family and friends parties with a band playing on the terraces.

Again a continuation of the glass staircase to the 1st floor leads to 5 en suite double bedrooms, 2 of which with walk in wardrobes.

At the rear of the property, there are 2 levels of patio, a large lawn made private by the mature trees and shrubs.

Stunning, just stunning.

ALBURY & HALL



## PROPERTY DESCRIPTION



### Entrance to the property

Via electric gates with video entry system to a sweeping block paved drive that provides parking for a number of cars. The shaping of the drive, together with the mature trees and shrubs makes the property private and creates a sound filter that when sitting on the front terrace there is no road noise. The owner has laid artificial grass so that the front entrance to the property so that maintenance at the front is minimal.

### Ground Floor

#### Garage

Double garage with electric doors, tiled floor and substantial built in storage space.

#### Entrance Hall

Either via the garage or the obscure glazed front doors. Exquisite Porcelanosa tiled flooring throughout this floor. Part mirrored with concealed entrance to the garage. Start of the 2 floor spectacular glass staircase.



## PROPERTY DESCRIPTION



### Ground Floor

#### **Gymnasium**

Fully fitted with equipment in front of mirrored wall with TV screen.  
Toughened laminate flooring.

#### **Shower Room & Sauna**

Off of the gym, a separate sauna with separate wet room shower, loo and sink.

#### **Cinema room**

200sq ft room, carpeted and with Infocus projector and screen.

#### **Utility room**

Fitted storages, work surfaces and stainless steel sink leading to boiler and water cylinder room.



ALBURY & HALL



## PROPERTY DESCRIPTION



### **Kitchen/Breakfast/Family Room**

Designed by the renowned 'Kitchen Elegance', of whom won an award in the build year. Semi circular breakfast bar including hob and extractor. Fitted units to the breakfast bar and to the wall with all Gaggenau appliances at working height: Wine fridge, microwave, 2 ovens with warming trays, steamer, coffee machine and American style fridge and freezer. This is the perfect cooking/sociable space with the family in front of the kitchen and bi-fold doors to the swimming pool. Continuing the light theme there are patio doors to the rear garden. This space measures not far short of 1000 sq. ft.



ALBURY & HALL



## PROPERTY DESCRIPTION



### Bar

Part of the owners extension investment in the property. Fully fitted including bar stools, carpeted and television. Opens open via bi-fold doors onto the terrace which in turns joins to the pool.

### Terrace

With the doors open in both the pool and the terrace, it becomes one continuous space. Tiled floor, glass balustrading. 650 sq ft of terrace alone. Again part of the owner's investment.

### Swimming Pool

Along with the bar and the terrace, the swimming pool was commissioned by the owner. Beautifully tiled with maximum windows and 2 pyramid skylights, the pool is a level depth of 4' 6". It is currently heated to regular 28 degrees. It has a plant room with a dedicated boiler. Via bi-fold doors it opens out onto the terrace and at the other to the kitchen/family room. Exquisitely designed to bring the outside in.



ALBURY & HALL



## PROPERTY DESCRIPTION



### **Drawing room**

The tranquil room away from the kitchen/family area. Again light with large patio doors to rear garden and 2 side elevation windows. Carpeted, dress shears and roman blinds. Fitted display cabinet. Gas fire. Over 600 sq ft.

### **Study**

Fully fitted, carpeted, woodslat blinds to the window.

### **Downstairs loo**

Porcelanosa tiling and floating sink.



ALBURY & HALL



## PROPERTY DESCRIPTION



### Rear Garden

2 levels of patio, the South West facing rear garden is long with lawn bordered by mature shrubs and bushes that ensure privacy. At the end of the garden is a greenhouse and vegetable garden.



ALBURY & HALL



## PROPERTY DESCRIPTION



### **2nd Floor Landing**

Carpeted with airing cupboard off and leads to all 5 double bedrooms, which are all carpeted. All en suites are tiled.

### **Bedroom 2 with en suite & terrace**

Patio doors to terrace with tiled floor and glass balustrading. Fitted wardrobes. Cross over sheers on curtain poles. En suite wet room with waterfall shower.





## PROPERTY DESCRIPTION



### **Master Bedroom with en suite**

Integrated tracks carrying both sheers and curtains, electrically controlled. Unique fitted dressing table. Walk in dressing room. The en suite has his and her sinks, a sunken bath and wet room shower.

ALBURY & HALL



## PROPERTY DESCRIPTION



### **Bedroom 3 with en suite**

Walk in wardrobe. Sheers, curtains and pelmet. En suite wet room with waterfall shower.



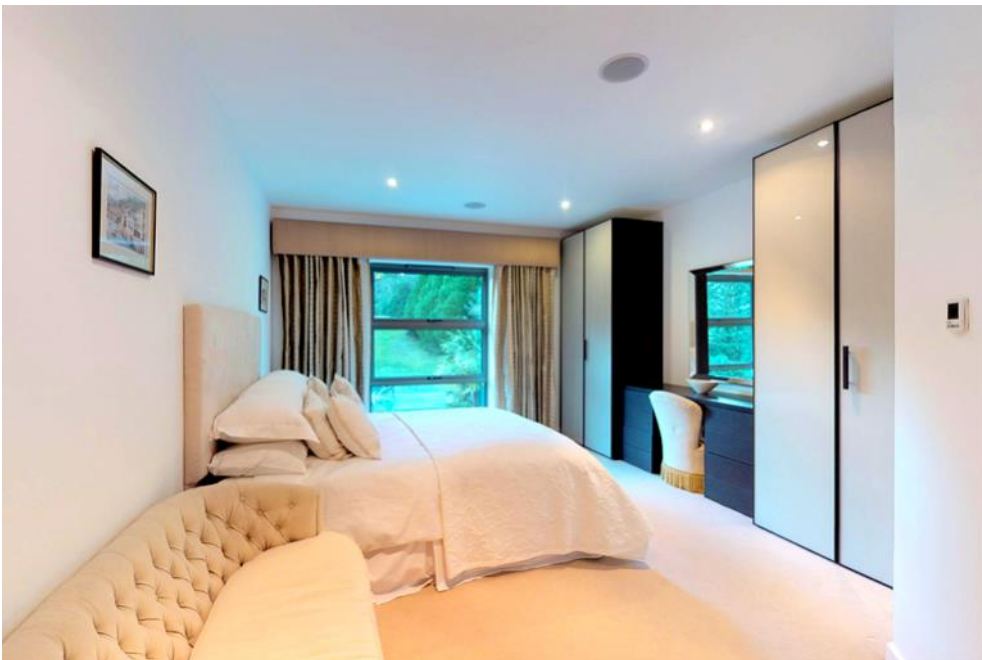
ALBURY & HALL

## PROPERTY DESCRIPTION



### **Bedroom 4 with en suite**

Overlooking the swimming pool pyramid skylights. Fitted wardrobes. Curtains and pelmet. En suite wet room with waterfall shower.

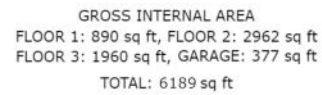


### **Bedroom 5 with en suite**

Fitted wardrobes. Curtains and pelmet. En suite wetroom with waterfall shower.



## ALBURY &amp; HALL





## PLOT PLAN & DRONE SHOTS



ALBURY & HALL



## AREA DESCRIPTION

Branksome Park is an exclusive area between Poole and Bournemouth, neighbouring to Canford Cliffs, Sandbanks and Lilliput. Branksome Park is private yet with easy access to shopping, sports facilities, and fun places to go out and sensible access to London and the rest of the UK.

Sonata is within a 10-15 minute walk of Branksome Chine beach making this location perfect for summer evening and weekend strolls along the promenade. At Branksome Chine itself is Branksome Beach Cafe, a great treat either before or after the walk for a coffee & cake or spot of lunch. There is a 7 mile stretch of award winning blue flag beaches to be enjoyed there is an array of other places to stop for food, drink or an ice cream.

From Branksome Chine it is an easy stroll into Bournemouth Centre or in the opposite direction to Sandbanks which is the entrance to Poole Harbour; the 2nd biggest natural harbour in the world. There are a number of activities to be enjoyed given the close proximity to the beach and Poole Harbour itself or just watch in awe at the windsurfers and kitesurfers in this UK hub for the sports.



The Royal Motor Yacht Club is based on the Sandbanks Peninsula and the sailing world renown Parkstone Yacht Club is in Lilliput Dorset's Jurassic coast is a key destination for walkers. This is over the chain ferry at Sandbanks, which is also the gateway to the Purbeck Hills which accommodates the area's large cycling community. For golfers the area is full of recommended courses the closest being Parkstone Golf Club which is in the top 100 in the UK and less than a mile from Sonata. Tennis courts and a green bowls lawn in Leicester Road are a short walk and the renown West Hants Tennis Club is less than 3 miles. Or a lazy day on Sandbanks beach is always good and the Beach Polo and the Air Show every year are great spectacles

If you enjoy meeting friends for long lazy lunches or fancy a spot of shopping you have a number of options, especially if you don't want to take the car, Westbourne and Canford Cliffs village are both can be walked to, there is an M&S Simply Food in Westbourne as well as an eclectic mix of coffee shops, bars and eateries in both Westbourne and Canford Cliffs with good gastro pubs. For when you need a larger store Tesco or Lidl at Branksome is just a few minutes from Westbourne village itself, and Waitrose is close by. And For ladies the famous HND hairdressing and beauty salon is in the local Canford Cliffs village. There are some real 'treat' restaurants locally. On special occasions try out Rick Stein's that sits on the edge of Poole Harbour and the Pig on the Beach in Studland with the some of the most special views over Poole Harbour and Old Harry Rocks.

## ALBURY & HALL



## AREA DESCRIPTION

Sonata is in the catchment area of the Ofsted outstanding rated schools of Lilliput First School and Baden Powell. The school buses pick up point for the private schools of Dumpton, Castle Court, Talbot Heath, Canford and Bryanston is less than a mile away in Penn Hill.

From Sonata you have easy access to the Wessex Way which is dual carriageway to the A31, where you have access to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is within 9 miles and Branksome Railway Station is close by (9 minutes walk) and has direct routes to London and Manchester. And from Poole Harbour there are daily ferries to France and the Channel Isles.

A special home in a special location.



ALBURY & HALL



## LOCAL AREA



ALBURY & HALL



## ADDITIONA INFORMATION & EPC

### ADDITIONAL INFORMATION:

#### Freehold

**Annual Council Tax: Band H** £3,493.96 payable

**Energy Performance Certificate (EPC) Rating:** Band B (81)

**Environmental Impact Rating:** Band C (76)

**Connectivity:** Current owner uses BT

**TV:** Current owner uses BT

**Double garage and drive parking**

**Property Size:** over 6,000 sq ft

**Plot size:** approx. 23,000 sq ft.

**Zoned underfloor heating throughout i.e. room by room temperature control supported by 2 x Keston C40 boilers and OSO pressurised water system**

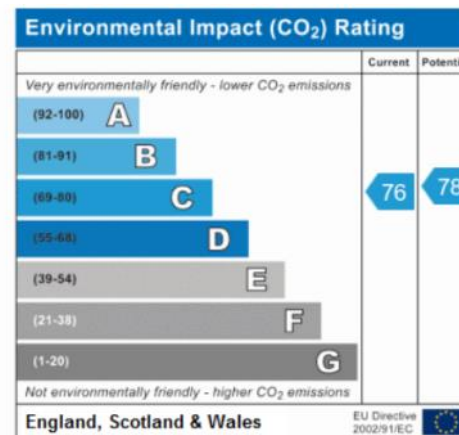
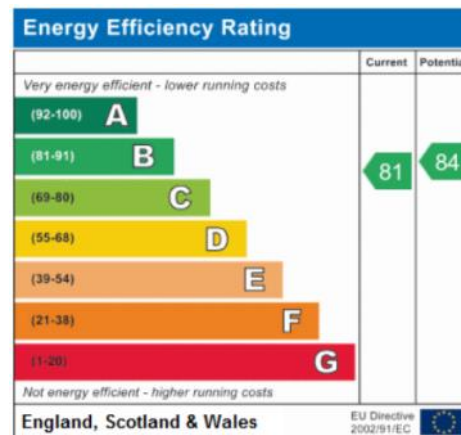
**Programmable lighting in each room**

**Integrated audio, operable on a room by room basis**

**Intruder alarm by zone(floor) linked directly to the police(2 minutes guaranteed response)**

**Viewings:** By arrangement

**If you would like to know any additional information about this property or the area, please feel free to give us a call, email or pop into the new office for a coffee. 32 Haven Road Canford Cliffs BH13 7LP**



ALBURY & HALL



Viewing by appointment through sole agents:

**Albury & Hall (Canford Cliffs) Ltd. 32 Haven road, Poole BH13 7LP**

**01202 80 55 55   cc@alburyandhall.co.uk   www.alburyandhall.co.uk**

**ALBURY  
& HALL**

Registered in England & Wales Company No. 12113288 PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.