

PRIME COASTAL PROPERTY

BY LOLA MAY



BURY ROAD, BRANKSOME PARK, BH13
GUIDE PRICE £3,650,000



BURY ROAD

BRANKSOME PARK, BH13

GUIDE PRICE £3,650,000

- Prime coastal location in prestigious Branksome Park, level rural approximately one acre plot and close to the beach
- Galleried entrance hall with large glass elevations for natural light
- Vaulted ceilings and well-placed windows enhance charm and tranquility with connection to the outdoors
- First-floor principal suite with garden views, balcony, and a stunning en-suite bathroom
- Over 4950 sqft laid out over three meticulously designed floors with 5 double bedrooms and selection of living areas
- L-shaped kitchen, family, and dining area with high-end appliances, features and garden access from all principal rooms
- Lower ground level includes a fantastic cinema room and kitchenette
- Extended driveway with electric gates, plenty of parking for many vehicles and integral double garage

Welcome to La Font, an architectural masterpiece located in the prestigious Branksome Park, one of the most coveted addresses on the South Coast. This luxurious residence sits on a large plot, surrounded by a serene backdrop, and is just a short walk through the wooded chine to the beach. With over 4950 sqft of outstanding accommodation including 5 double bedrooms, a choice of living areas, an integral double garage and a level sunny garden, this home is the perfect blend of rural meets prime coastal living.



MAIN LIVING AREA AND KITCHEN

Upon entry, you are greeted by an impressive galleried entrance hall, where natural light pours in through large glass elevations, blending modern design with the beauty of nature. The heart of the home features an open plan L-shaped kitchen, family, and dining area, an ideal space for entertaining. The kitchen is equipped with top-of-the-line appliances, including a range of Miele ovens for different catering needs, a Miele coffee machine, a breakfast bar, breakfast island, a stunning feature wall and beautiful stone worktops. Just tucked away is the fantastic space for dining complemented by bi-folding doors that lead to the landscaped garden.

FURTHER GROUND FLOOR ACCOMMODATION

Throughout La Font, the architecture with vaulted ceilings and well-placed windows enhances the home's charm and tranquility. All of the principal rooms are fitted with air conditioning and a surround sound speaker system. The expansive plot, spanning approximately one acre, has a sunny westerly aspect in the rear garden, perfect for enjoying the peaceful sounds of nature. All principal rooms on the ground floor have direct access to this idyllic outdoor space. Adjacent to the main living area, a bright study provides a perfect work-from-home setting, while a spacious separate living room offers a further spacious living space with bi-folding doors and a feature fireplace. The ground floor also includes two double bedrooms with en-suite bathrooms, a boot room, and a WC.



FIRST FLOOR

Upstairs, On the first floor, an impressive principal suite showcases views of the garden and an expansive balcony. This spectacular bedroom includes fitted wardrobes and vaulted ceilings. The en-suite bathroom features a central bath overlooking the garden, a walk-in shower, and access to the large balcony. The home has been meticulously designed with such unique features further adding to how spectacular this property is. There are also two additional double bedrooms on this level, each with beautifully finished en-suite bathrooms and fitted wardrobes.



LOWER GROUND FLOOR

Downstairs, on the lower ground level there is a cinema room with recliner seating and a kitchenette for movie nights. This lower level also features a utility room, WC, and plant room.

EXTERNALLY AND LOCATION

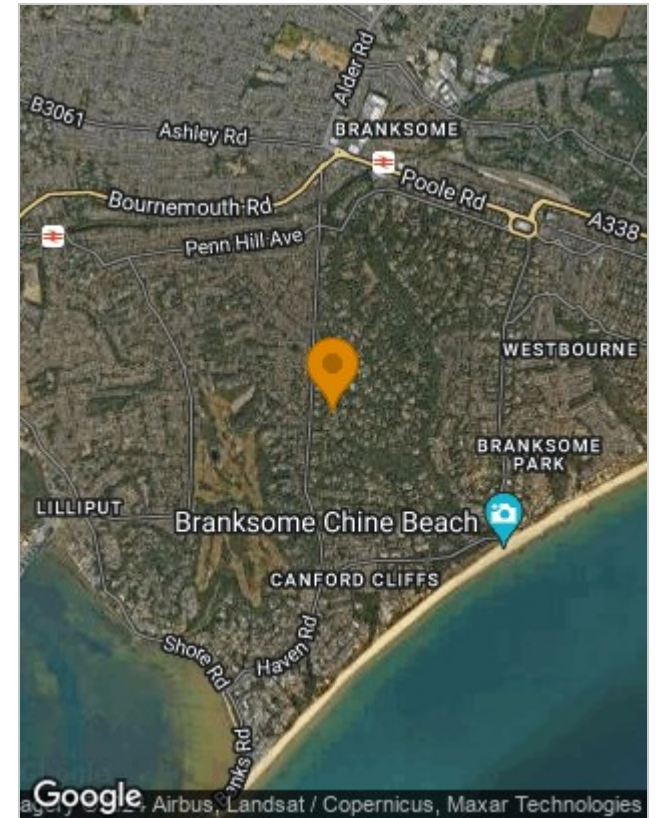
Externally at the front of the home is an extended driveway, accessed via electric gates, leads to ample parking and an integral double garage. Canford Cliffs village is under a mile away, offering a variety of pubs, cafes, and shops. The famous blue flag beaches are just moments away for water sports or leisurely walks along the coast. Branksome Park presents a unique lifestyle, combining spacious plots with proximity to local villages, Blue Flag beaches and stunning scenery. La Font is the definition of a Prime Coastal Property; luxurious, spacious, and perfectly positioned for a life of comfort and leisure. Don't miss the chance to make this stunning residence your home.

FLOOR PLANS

Approximate Area = 426.2 sq m / 4588 sq ft
 Garage = 32.4 sq m / 349 sq ft
 WC = 1.4 sq m / 15 sq ft
 Total = 460.0 sq m / 4952 sq ft
 (Excluding Voids)
 Including Limited Use Area (2.5 sq m / 27 sq ft)
 For identification only. Not to scale.
 © Fourwalls



LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.