

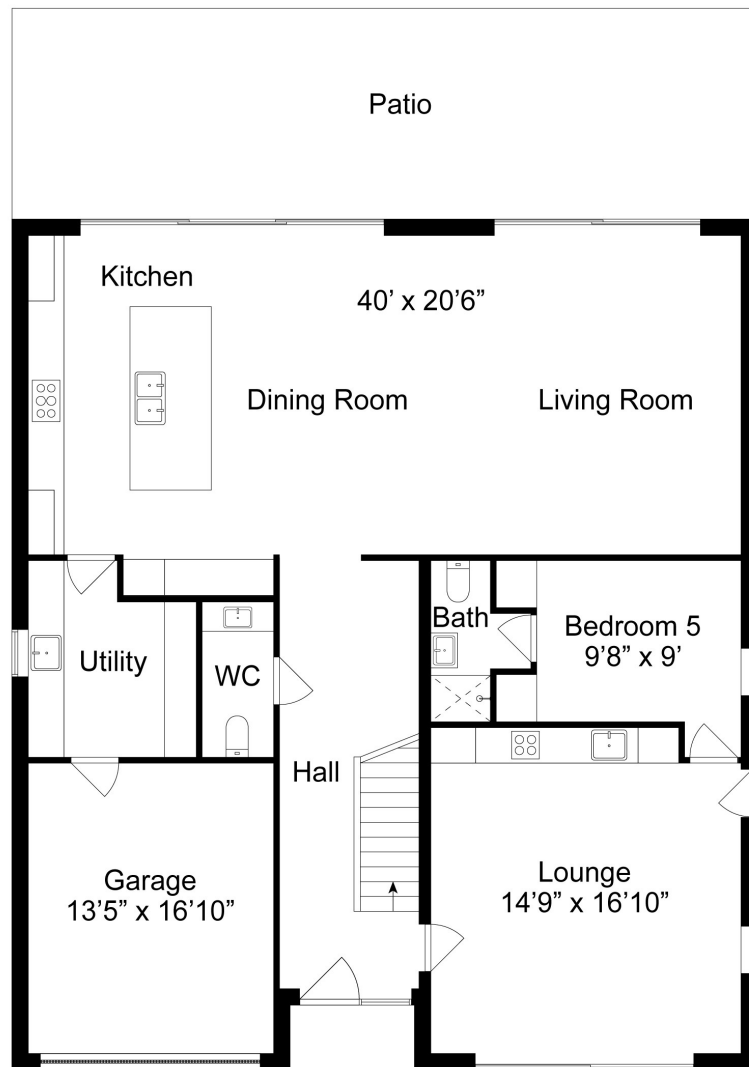


22 WESTMINSTER ROAD
BRANKSOME CHINE
BH13 6JN

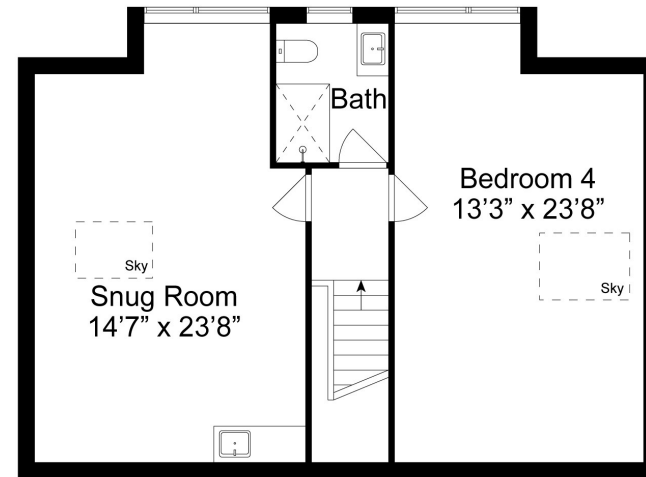
A stunning, contemporary detached 5 bedroom, 3 storey home offering luxury, modern and versatile living a short walk from Branksome Chine beach.

£2,795,000

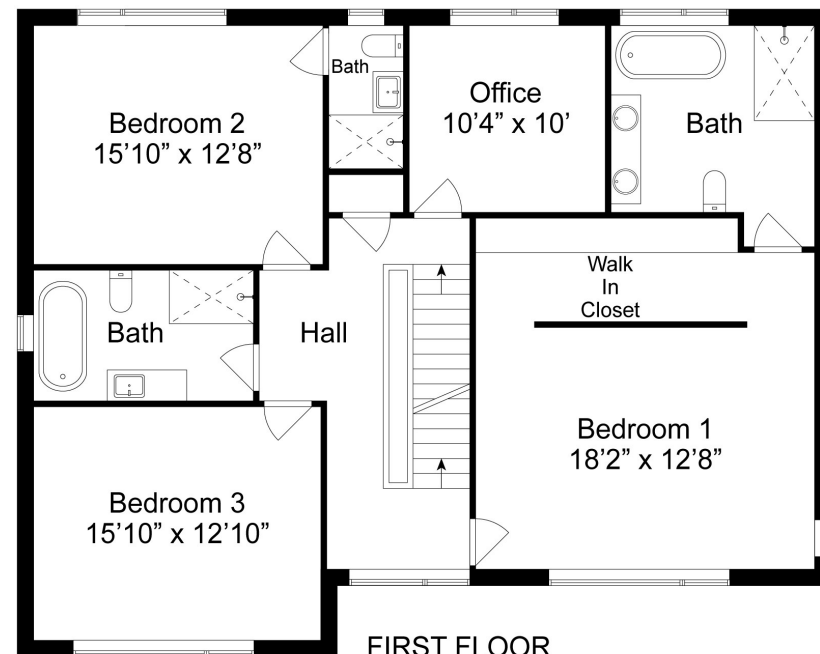
ALBURY
& HALL



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

TOTAL: 4272 sq. ft

GROUND FLOOR: 1721 sq. ft, FIRST FLOOR: 1313 sq. ft, SECOND FLOOR: 753 sq. ft

EXCLUDED AREAS: PATIO: 485 sq. ft,

All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.

22 WESTMINSTER ROAD

PERFECTLY SITUATED IN ONE OF BRANKSOME PARK'S PEACEFUL PREMIER ROADS JUST A FEW MINUTES WALK FROM THE STUNNING BLUE FLAG BEACHES OF BRANKSOME CHINE AND A SHORT WALK TO CANFORD CLIFFS VILLAGE AND WESTBOURNE.

Designed by architects DMW, this newly built impressive and substantial luxury home offers unrivalled accommodation in one of the most sought after locations on the South coast.

A private sunny landscaped garden with fire pit, terraces, large front driveway, electric gated entry and coded side gate offer maximum security and privacy. It also includes a ground floor annexe providing flexible accommodation.

The Portland stone façade creates beautiful curb side appeal which is matched by carefully curated elegant and timeless interior design.



**&ALBURY
HALL**

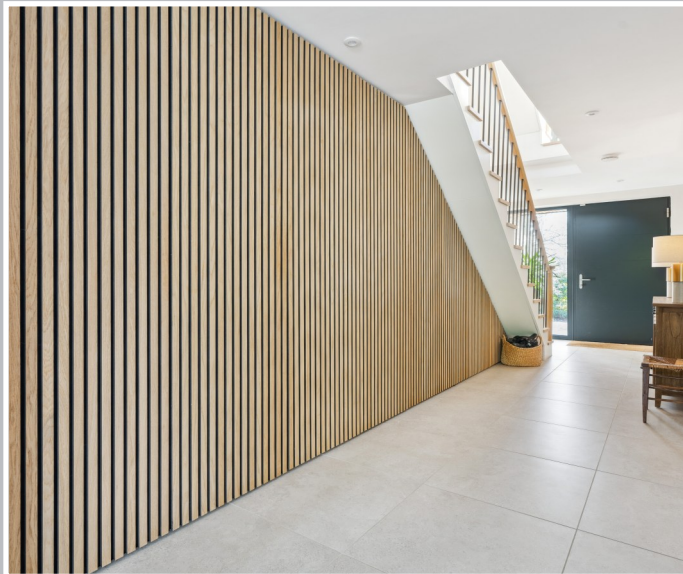


GROUND FLOOR

The front of the property is accessed via a secure electric gate with intercom which opens onto a large gravel driveway with parking for multiple cars and access to an external EV charge point. The front façade and wall is constructed in beautiful Portland stone, framed by mature evergreen Portuguese laurel and mature olive trees, giving a modern Mediterranean tone that is crisp, elegant and timeless.

ENTRANCE HALL— You enter the ground floor via a slick and spacious hallway with a view through to the garden. Porcelain natural stone tiles with under floor heating flow seamlessly throughout the whole of the ground floor giving a light and spacious feel. The elegant bespoke oak staircase, front lounge/annexe, WC and large kitchen, dining, living room are all accessed from here.

The entire downstairs benefits from SMART HOME technology via CONTROL 4 with wall mounted interface or via phone app for in home or remote control of lighting, music, TV, heating and security.





KITCHEN—DINING—LIVING ROOM

This spectacular modern luxury living space, beautifully designed and decorated, offers perfectly zoned areas for relaxing, eating, entertaining. The bespoke handmade solid wood kitchen boasts a large island breakfast bar with sociable seating. Extensive pan draws to the rear, combined with generous cupboard space, fully fitted appliances, double oven and quartz worktops give in a modern luxe, timeless feel. It also boasts a larder cupboard and concealed bar. A large circular dining table with feature over head light takes centre stage then flows to a relaxed, generous but cosy lounge/TV area with bespoke, soft lit shelving.

Large sliding floor to ceiling glass doors offer views on to the landscaped garden which when opened allow seamless indoor/outdoor living.

UTILITY ROOM—Flowing from the kitchen or accessed from the integral garage, it offers another sink and bespoke cabinetry concealing the washing machine, tumble dryer and offering extensive storage and cupboard space.



GROUND FLOOR ANNEXE

A unique, private space with wrap around south west facing terrace providing either a secondary lounge or self contained annexe complete with hidden bespoke fully fitted kitchen, bedroom and luxury bathroom.



Bright, spacious with
integral sound-proofing and own
entrance.

MASTER SUITE

The impressive, bright and airy master bedroom is dual aspect with a picture window offering tree top views. Walk around dressing area with ample built-in wardrobes flows to a spacious and luxurious en-suite bathroom with dual sinks, freestanding Lusso stone bath and large walk in shower.

In ceiling speakers connect to the CONTROL 4 smart system.

FIRST FLOOR



BEDROOM 2

This spacious double is at the back of the property and boasts extensive built-in bespoke wardrobes, soft lit shelving and a modern en-suite bathroom with large walk in shower, vanity unit and WC.

BEDROOM 3

To the front if the property this spacious double boasts extensive built-in bespoke wardrobes and large picture window with tree top views. In ceiling speakers connect to the CONTROL 4 smart system.

FAMILY BATHROOM

Beautifully presented marble and natural stone floor to ceiling tiling make this an impressive, super luxury family bathroom with large vanity unit and free standing bath both from Lusso Stone, plus a large walk in shower. In ceiling speakers connect to the CONTROL 4 smart system.

OFFICE

Bright and airy with views to the garden, this could also be another double bedroom.



SECOND FLOOR

SNUG / CINEMA ROOM

Huge dual aspect bright and airy versatile room that could be used as a bedroom, office, snug or cinema room. Bespoke built-in cupboards cleverly conceal a built in mini kitchen with fridge and sink, plus extensive storage. In ceiling speakers connect to the CONTROL 4 smart system.



BEDROOM 4

Another huge bright and airy room with sea glimpses, offering suite-like accommodation with bespoke wardrobes and shelving. In ceiling speakers connect to the CONTROL 4 smart system.

BATHROOM

Bright and airy bathroom with Lusso Stone vanity unit, WC and large walk-in shower.



The south facing rear garden flows from the kitchen/lounge diner via large glass sliding doors with seamless paving providing a large sun-trap patio that spans the full width of the property. A large bespoke built-in seating area with fire pit offers luxury outdoor sociable seating which is surrounded by Mediterranean inspired, low maintenance planting. The rest of the garden is laid to lawn with a substantial shed hidden from view to the side of the property.

GARAGE—Spacious double garage with electric up and over door and generous built in storage. It houses the media centre, boiler & air sourced heat pump.



Viewing by appointment through sole agents:

Albury & Hall (Swanage) Ltd. 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

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