

Luxury+Prestige

THE COACH HOUSE

21A BURTON ROAD, BRANKSOME PARK, POOLE, BH13 6DT



























TAKE A STEP INSIDE



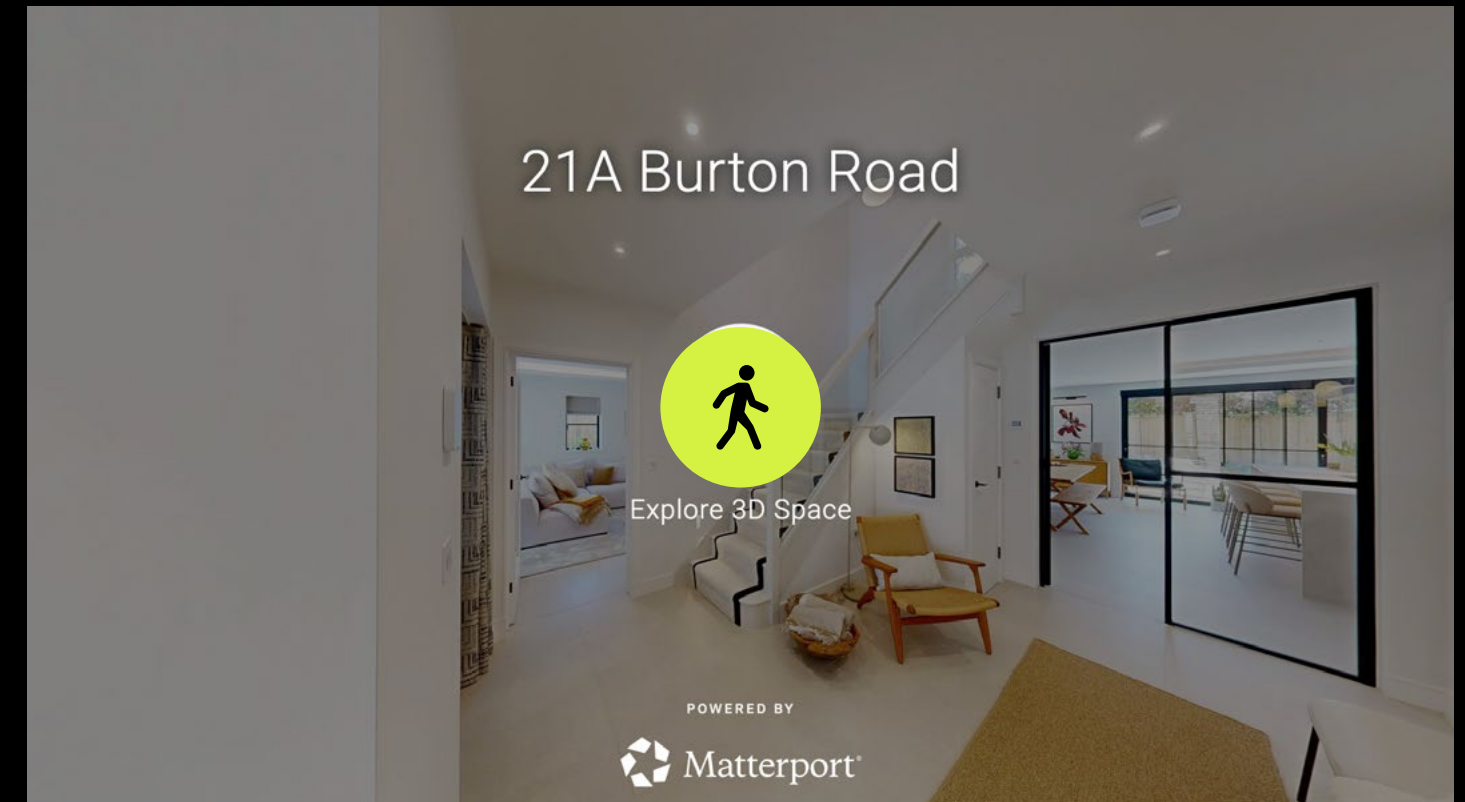
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.



Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



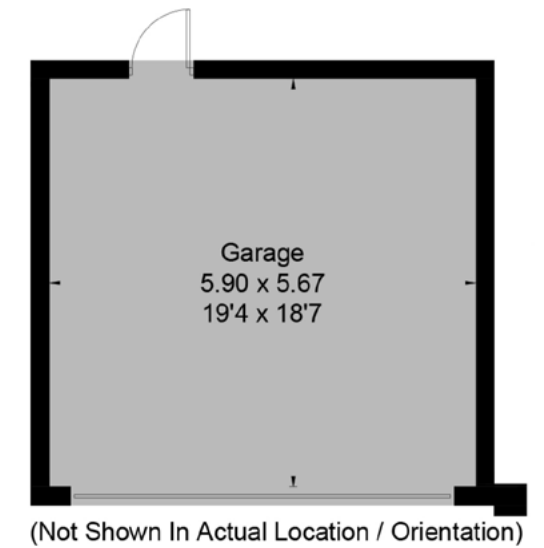
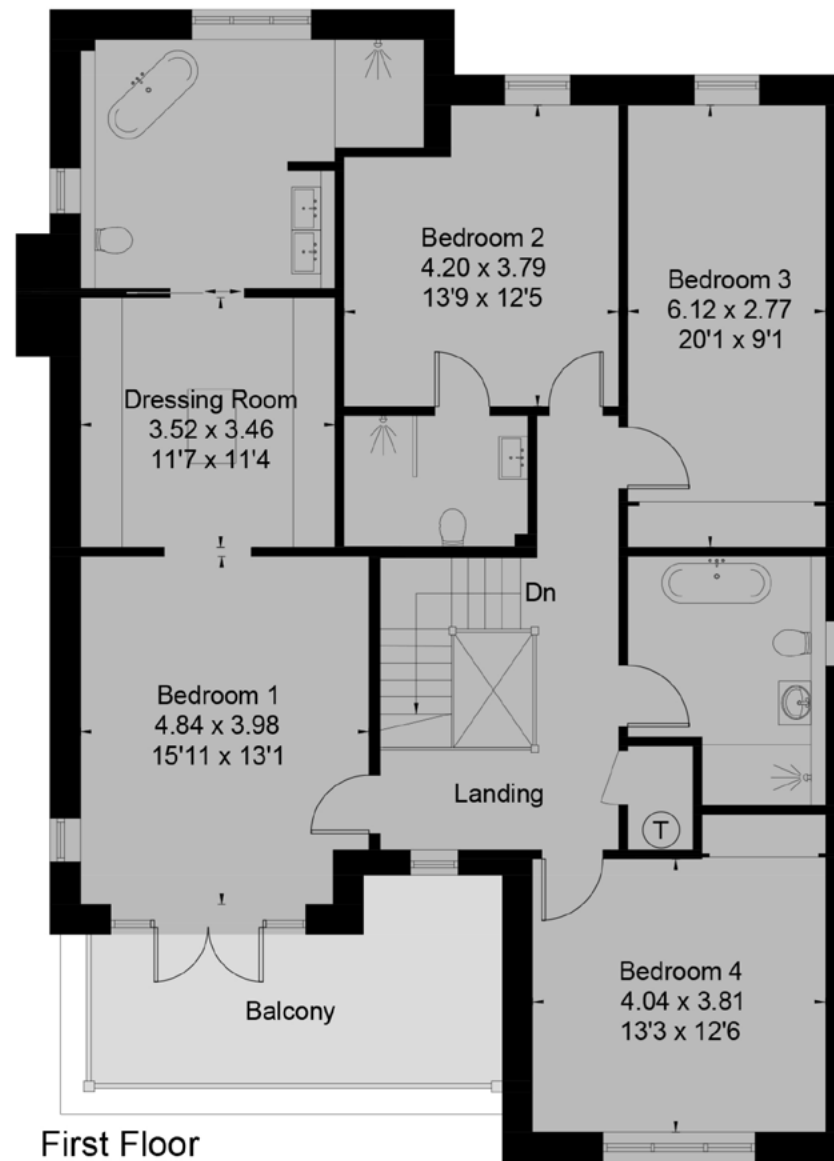
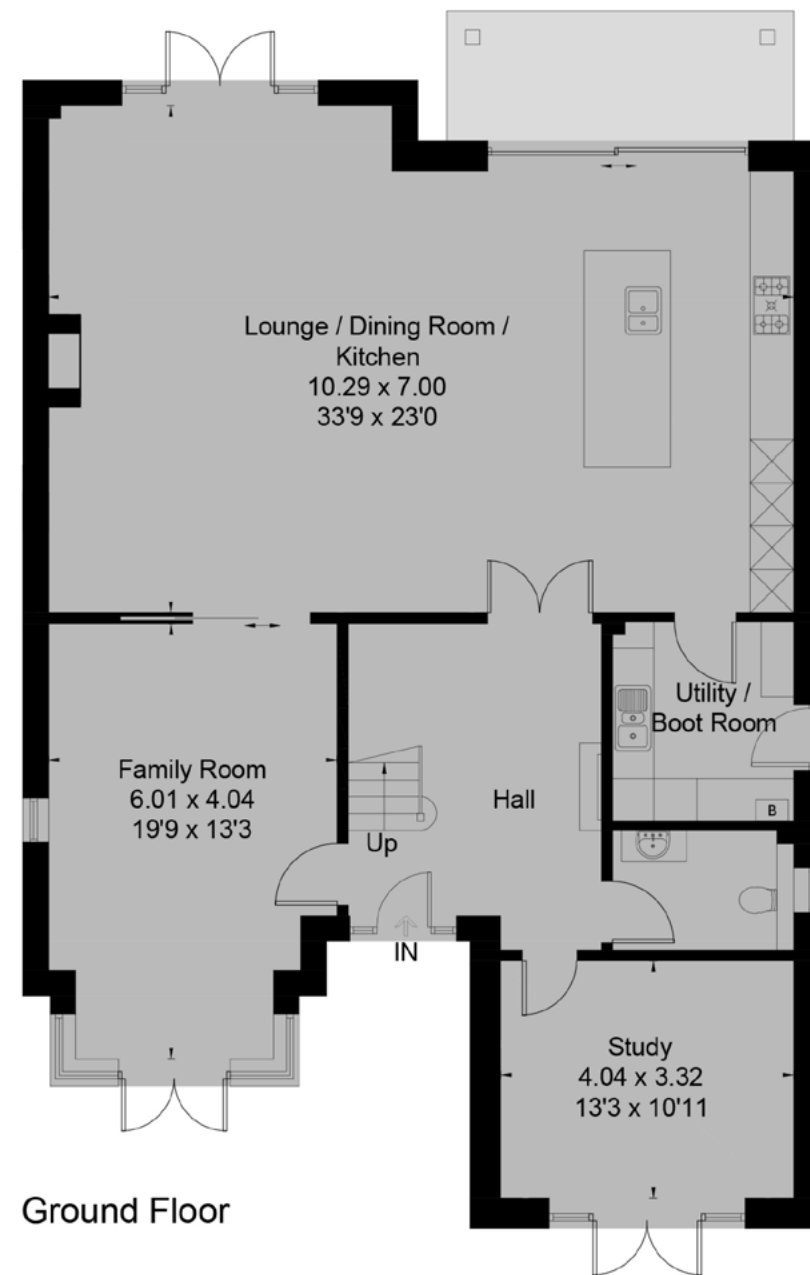
Floorplan

The Coach House, 21A Burton Road
Branksome Park, Poole, BH13 6DT

GROSS INTERNAL AREA

House: 2,845 sq. ft / 264m²
Garage: 359 sq. ft / 33 m²
Total: 3,204 sq. ft / 298 m²

Sizes and dimensions are approximate, actual may vary.



Drawn for illustration and identification purposes only by @fourwalls-group.com #64545

Summary

Highly luxurious and beautifully presented "nearly new" turn key home by KLF, one of the areas most renowned developers. One of two in a secure gated development and very private. 3,200 sq ft total includes stunning open plan living, choice of receptions, 4 bedrooms, 3 baths, double garage.

One of just two exceptional contemporary homes, this recently completed residence is set within an exclusive private gated development by one of the area's most respected luxury house builders. Tucked away behind a walled front garden and approached via a secure gated driveway, the property enjoys an enviably private setting while remaining just a short stroll from the boutique shops, cafés, restaurants and amenities of Westbourne. Some of the area's best beaches at Branksome Chine are also nearby.

Extending to approximately 3,200 sq ft and arranged over just two floors, the accommodation has been thoughtfully designed for modern family living and effortless entertaining. At its heart is a spectacular 34ft open-plan kitchen, dining and family space, seamlessly zoned to create distinct areas for cooking, relaxing and socialising. The bespoke kitchen features a substantial stone-topped island with breakfast bar, a comprehensive range of premium integrated appliances, elegant feature lighting and an instant boiling water tap.

A separate sitting room and dedicated study both overlook the attractive courtyard garden, while the impressive family space opens onto the landscaped rear garden and sun terrace through French doors and large-format sliding doors, creating an effortless connection between inside and out.

The first floor offers four generous double bedrooms and three beautifully appointed bathrooms. The luxurious principal suite rivals those found in the finest homes, featuring an elegant walk-through dressing area and a superb en-suite bathroom with double size hand basin, a freestanding bath and high-quality contemporary fittings.

Completing the property is a detached double garage measuring 5.9 metres in length, together with a turntable driveway, allowing vehicles to be driven in and out with ease—an impressive feature showcased in our video tour. Combining exceptional craftsmanship, contemporary design and an exclusive setting, this outstanding home offers a rare opportunity to enjoy luxury living in a discreet gated development, just moments from the vibrant heart of Westbourne.

Details

Guide Price: £2,195,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Local Authority: BCP Council

Council Tax: Band G
2026/2027 £3,999.98pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + **Nearly new**
- + **Beautifully presented**
- + **Part of an gated development**
- + **Total 3,200 sq ft**
- + **Stunning open plan living**
- + **Four double bedrooms, three baths**
- + **Glamorous principal bedroom**
- + **Choice of receptions**
- + **5.9M double garage**
- + **Highly secure**

Our team



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