

Luxury+Prestige



CAMELOT

17 WESTERN AVENUE, BRANKSOME PARK, POOLE, BH13 7AN











CABARET

LOVE











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

vimeo

Floorplan

Camelot, 17 Western Avenue
Branksome Park, Poole, BH13 6AN



GROSS INTERNAL AREA

House: : 8,191 sq. ft / 761 m²
Garages: 1,176 sq. ft / 109 m²
Outbuilding: 29 sq. ft / 3 m²

Total: 9,396 sq. ft / 873 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Camelot occupies a secluded but prominent position turning the corner of Western Avenue and Bury Road, with vehicular accesses from both.

Despite its private setting it is a well known house which was originally constructed for a private client with a small collection of cars. As a result there is a wealth of garaging and a dedicated washing area, ideal for any car enthusiast. The built form extends to circa 9,400 square feet and in addition to a two bedroom guest annexe there are four generous bedrooms with four bathrooms, three of which have walk in closets.

Downstairs there is a choice of four large receptions in addition to a kitchen diner and a home office. The kitchen diner features a centre island complete with breakfast bar as well as stone tops, integrated appliances and a range cooker. The main reception hall is especially impressive with a wonderful radius staircase and doors to the main receptions adorned with pediments. For the ultimate in luxury there is an indoor swimming pool complex with a vaulted ceiling. The sweeping driveway, extensive lawn and turrets make for quite a sense of arrival on the approach to this unique and significant home.

Details

Guide Price:	£4,500,000
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 H 2026/2027 £4,799.98pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Highly prestigious location**
- + **Secluded grounds**
- + **Two vehicular accesses**
- + **Built form extends to circa 9,400 sq ft**
- + **Four bedrooms, four bathrooms**
- + **Additional two bedroom annexe**
- + **Choice of receptions**
- + **Spectacular reception hall**
- + **Indoor swimming pool complex**
- + **Imposing architecture**

Our team



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Property ref:	1163
Published:	May 2026



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