

Luxury+Prestige

THE COACH HOUSE

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



























TAKE A STEP INSIDE



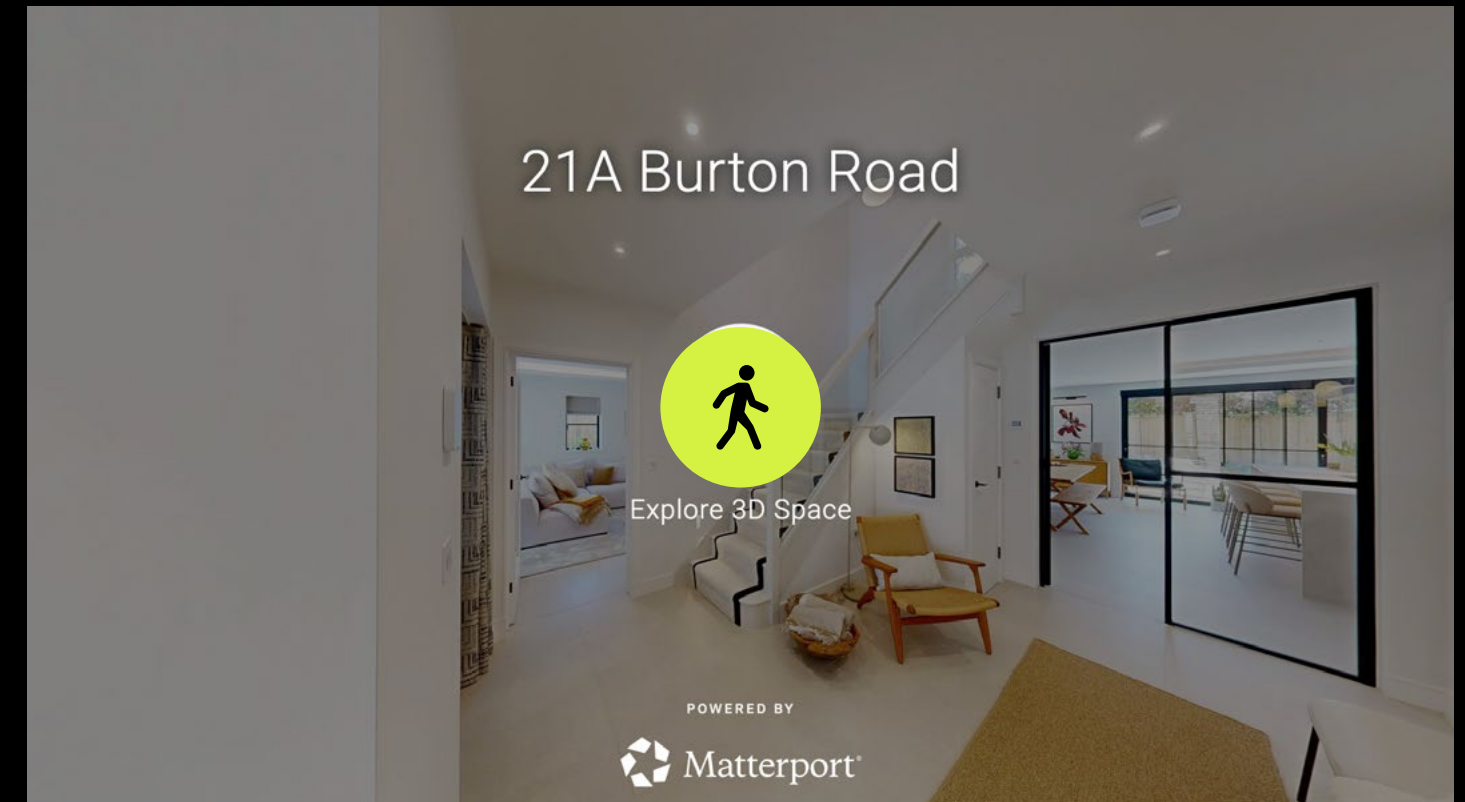
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.



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.

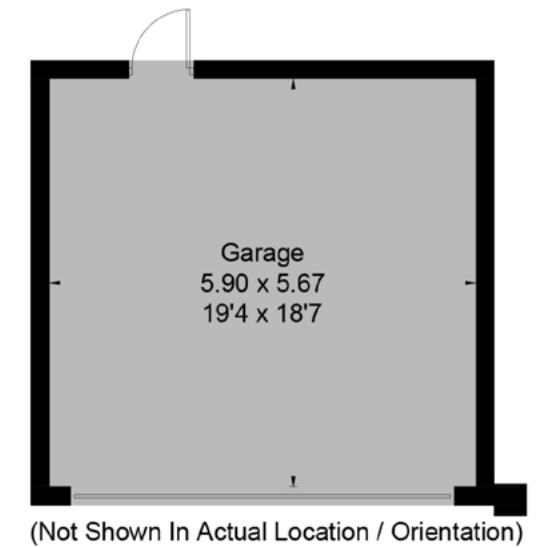
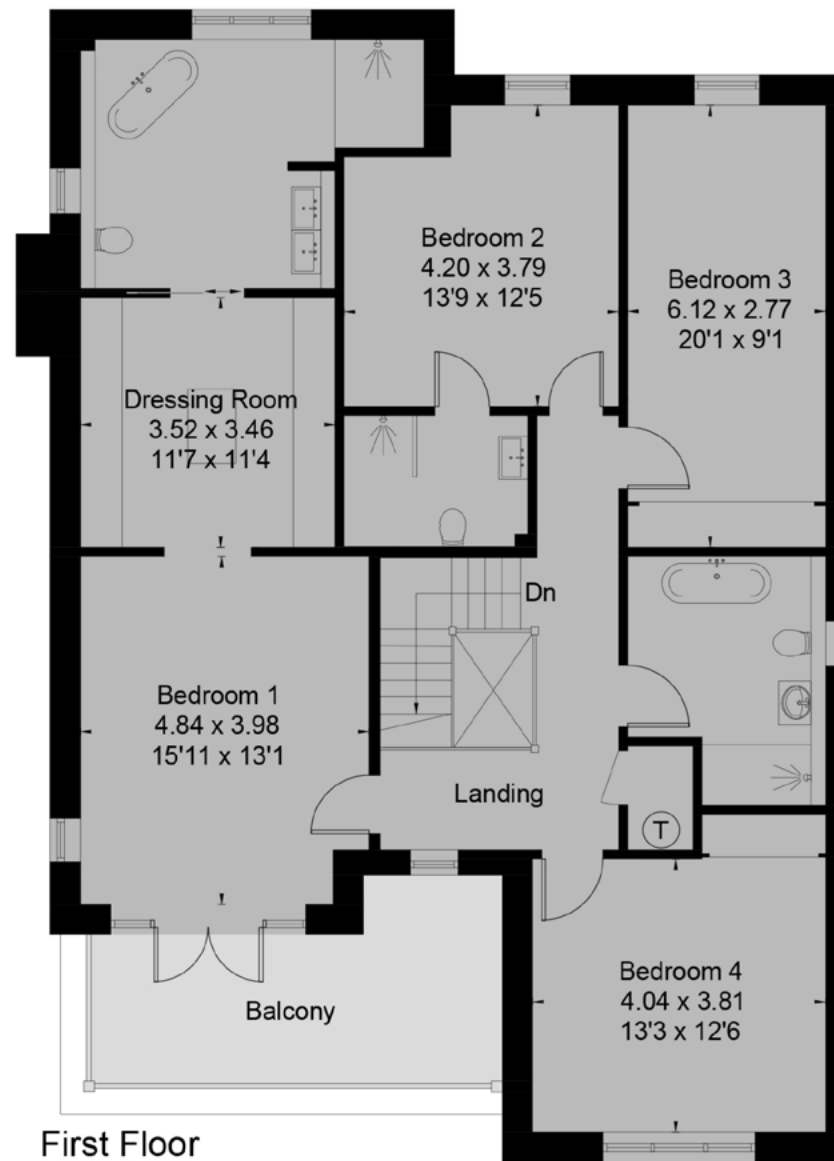
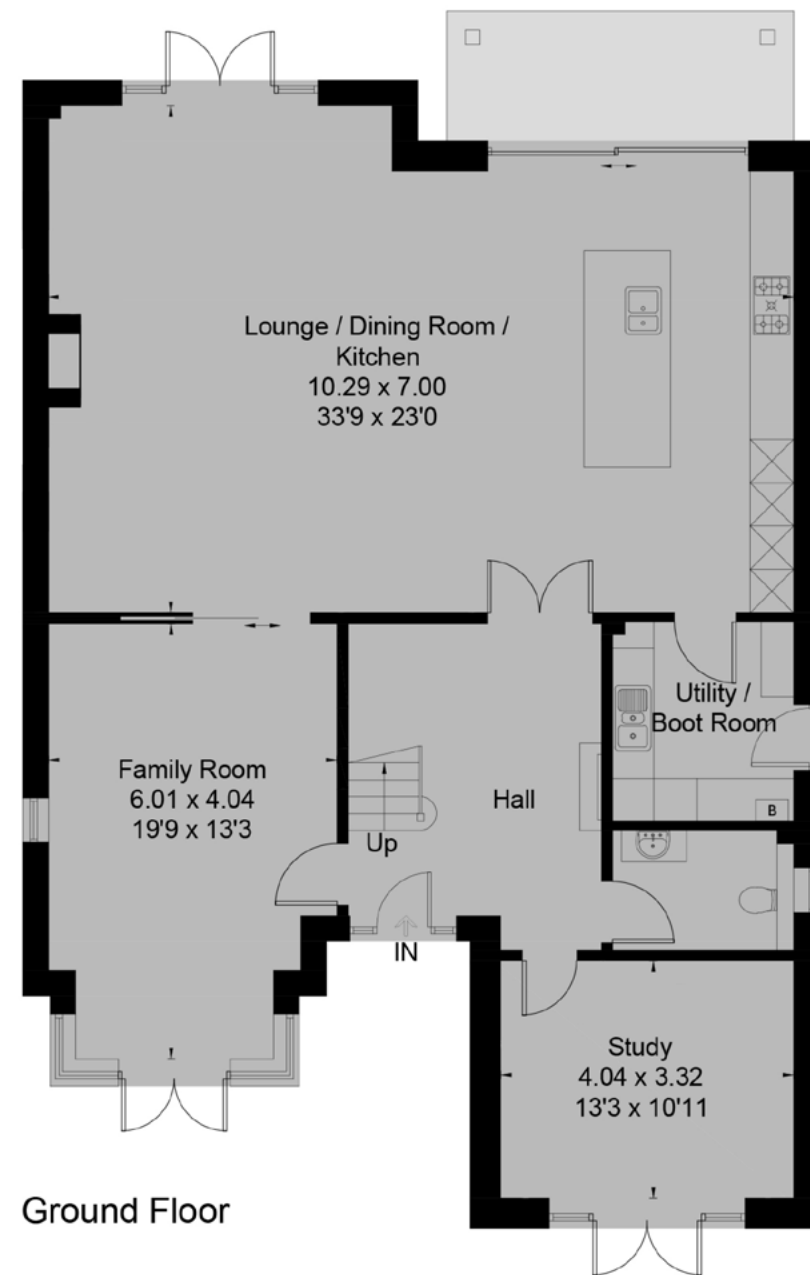
Floorplan

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

This is one of two very recently constructed houses in a gated development constructed by arguably the area's leading luxury house builder.

Approached via an enclosed driveway the main dwelling is tucked away behind a walled garden forming an especially attractive approach to the covered entrance.

The total built form extends to around 3,200 square feet arranged over just two floors and the accommodation is thoughtfully laid out. The 34' open plan kitchen family area is zoned conveniently to include informal sitting and dining as well a highly luxurious kitchen. In addition to the impressive centre island with stone tops and a breakfast bar the fit out includes the latest integrated appliances, beautiful lighting and an instant hot water tap. The separate sitting area and study share a view of the courtyard garden and the open plan family room opens onto the rear garden and sun terrace via French doors and large format sliders.

Upstairs there are four double bedrooms and three bathrooms. The principal suite would grace any luxury home with a sumptuous walk through dressing area and an equally stunning ensuite bathroom complete with twin basins and freestanding bath. The detached double garage is 5.9M in length and connects to a turntable driveway which is demonstrated in our video. The house has a wonderful feel and is sure to impress.

Details

Guide Price: £2,250,000

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



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Jane Honour
Administrator

01202 007373
jane@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	1170
Published:	April 2026



Important notice

Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Luxury+Prestige