

ury+Prestige

LITTLE CHARTERS

STERN AVENUE, BRANKSOME PARK, POOLE, BH13 7AL





























TAKE A STEP INSIDE



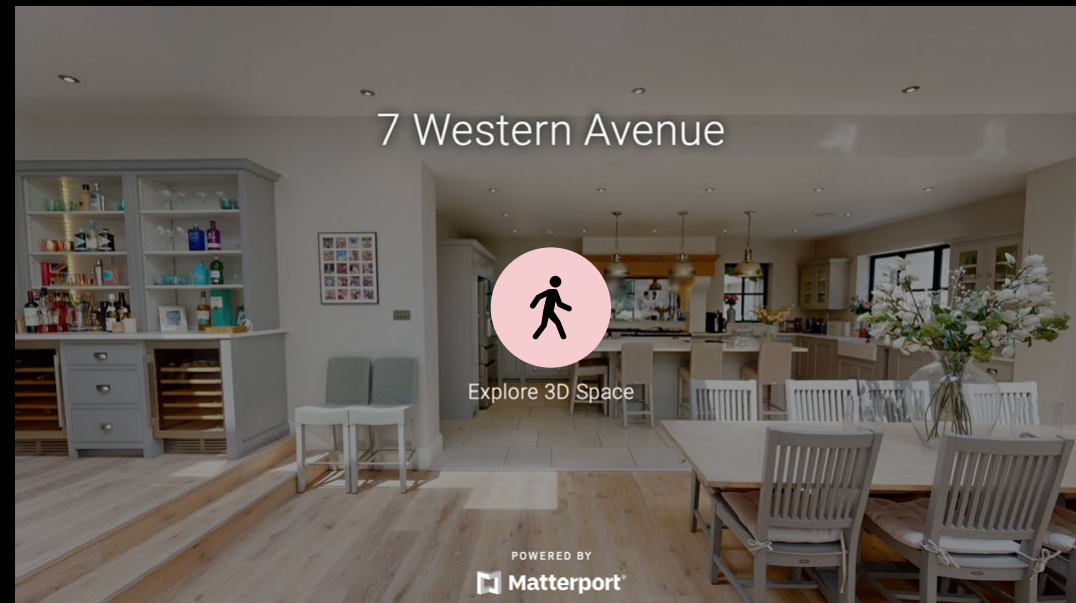
Simply click on the thumbnail above to let one of our team members give you a guided tour of the highlights.

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.

vimeo

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.

Matterport™

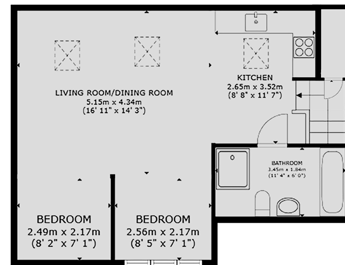
orplan

Charters, 7 Western Avenue
sme Park, Poole, BH13 7AL

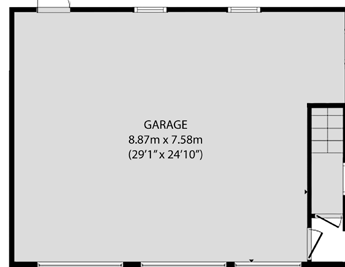
INTERNAL AREA

oor: 2,962 sq. ft / 275 m²
(Inc. Annexe): 2,556 sq. ft / 237 m²
723 sq. ft / 67 m²
tal: 6,241 sq. ft / 579 m²

ensions are approximate, actual may vary.

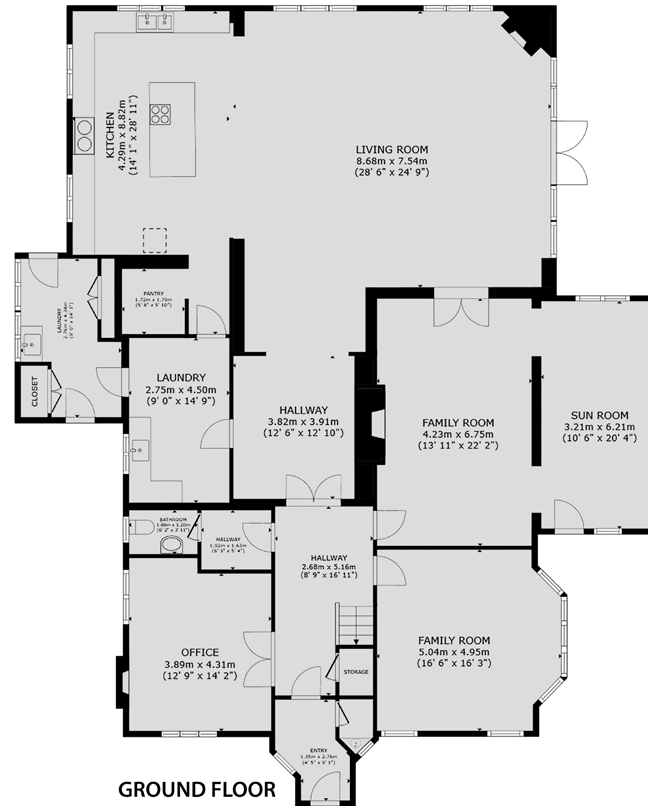


FIRST FLOOR - ANNEXE*

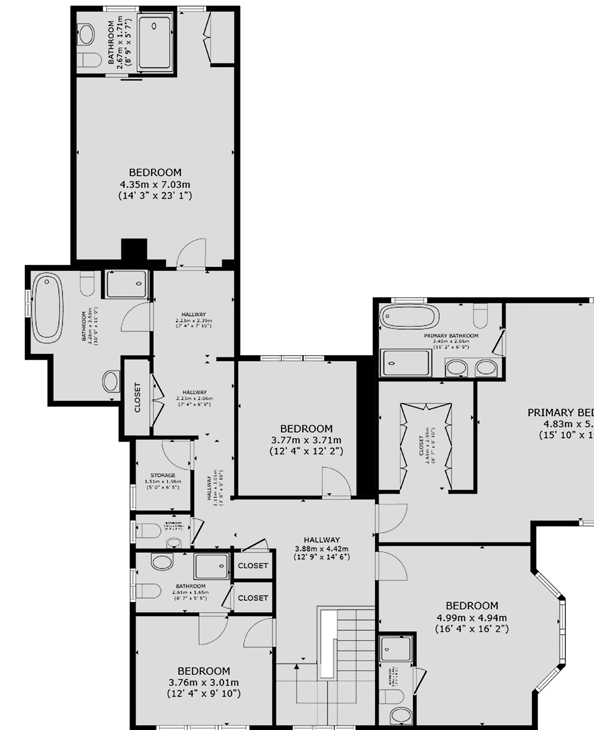


GROUND FLOOR - GARAGE*

*NOT SHOWN IN ACTUAL LOCATION
OR ORIENTATION



GROUND FLOOR



FIRST FLOOR



Summary

The Charters occupies a wonderful level and any plot of one acre on one of the most exclusive roads in Branksome Park, where any of the area's best houses can be found.

The original dwelling has been tastefully extended and modernised living in a hugely impressive family home with extremely versatile accommodation. The newly constructed open plan kitchen family room could only be described as a triumph and this amazing space features a stylish hand painted kitchen complete with centre island breakfast bar, stone tops, a full complement of integrated appliances as well as a range cooker. Above the informal dining sitting areas there are ceiling lanterns which flood the area with natural light and doors connect to the private sun terrace. There is a large reception spaces and a home office offering a myriad of rooms for growing families. Upstairs there are five bedrooms and two bathrooms - all impeccably finished. As if that wasn't enough there is an oversize garage for up to three cars with a self contained en suite above meaning that the total built form extends to nearly 10,000 square feet. The crowning glory must surely be the beautiful landscaped gardens and particularly the main lawn which is picture perfect and perfect for an outdoor pool.

Details

Guide Price: £3,495,000

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.

Stamp Duty: Main Home £333,150**
Additional Home £507,900**
** based on guide price

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

y features

- + Sensational setting
- + Private grounds of one acre
- + Five bedrooms, five bathrooms
- + Choice of receptions
- + Superb open plan kitchen lifestyle room
- + Beautiful interior
- + Outdoor swimming pool
- + Separate guest annexe
- + Garage for up to three cars
- + Highly prestigious location

r team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Cierieszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

01202 007373
asia@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

t 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
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