Luxury+Prestige

23 LEICESTER ROAD

BRANKSOME PARK, POOLE, BH13 6DA

Roland

TAKE A STEP INSIDE

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

vimeo

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.

Matterport™

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.

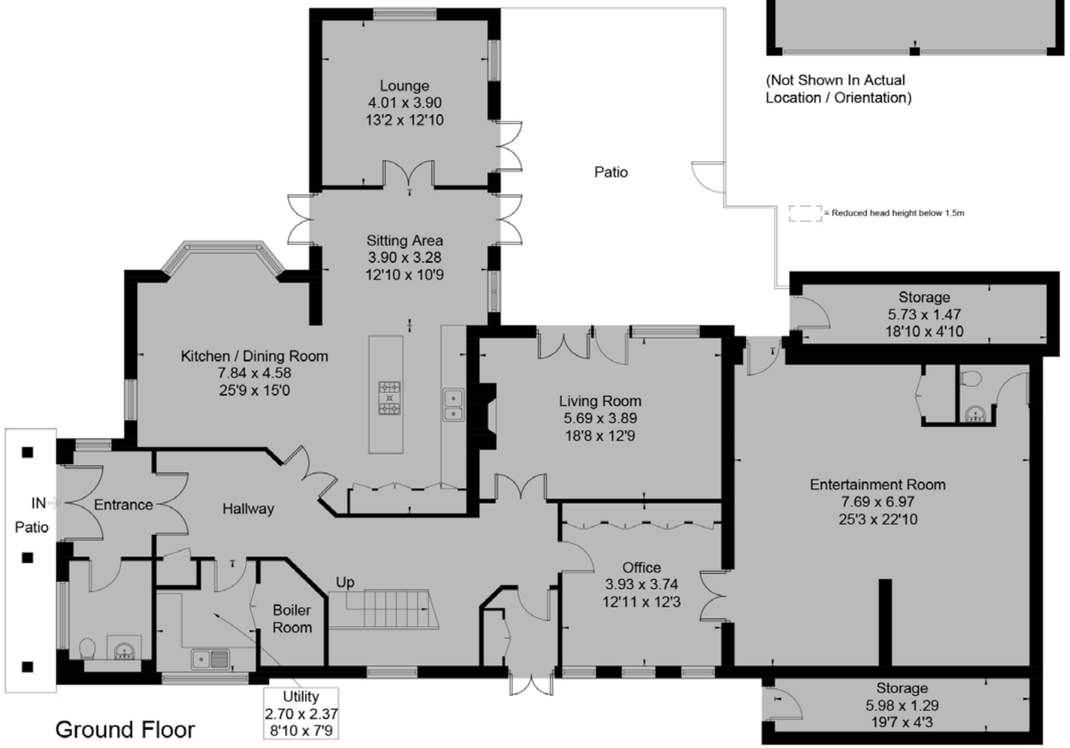
Floorplan

23 Leicester Road, Branksome Park, Poole, BH13 6DA

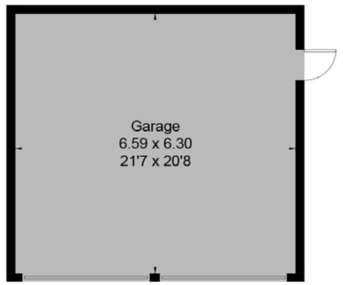
GROSS INTERNAL AREA

House:	4,729sq. ft / 439 m²
Garage:	447 sq. ft / 42 m²
Outbuilding:	85 sq. ft / 8 m²
Overall Total:	**5,261 sq. ft / 489 m²**

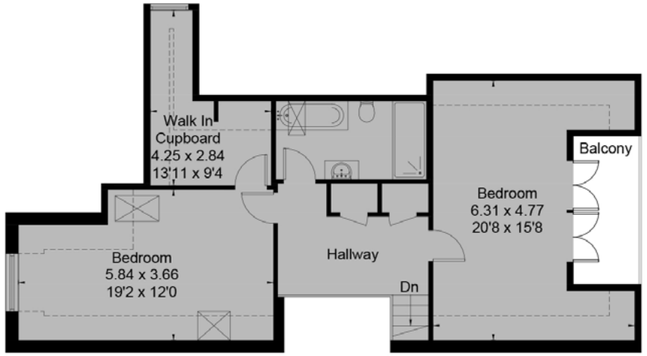
Sizes and dimensions are approximate, actual may vary.



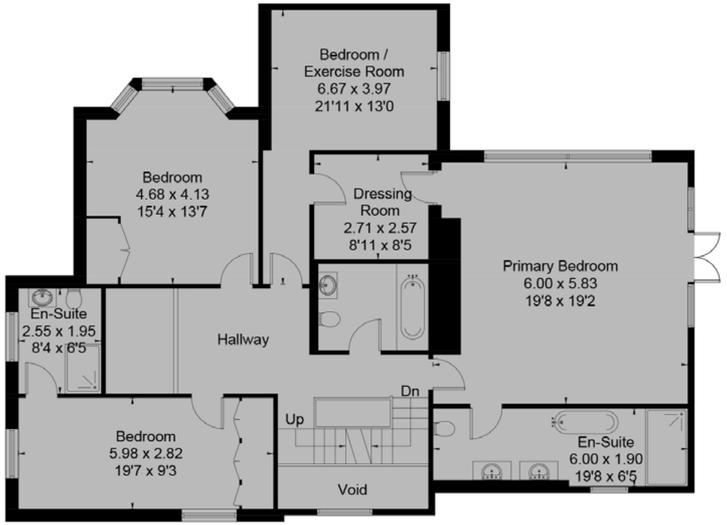
Ground Floor



(Not Shown In Actual Location / Orientation)



Second Floor



First Floor

Summary

A handsome pre-war residence, beautifully reimagined to create an exceptional contemporary family home extending to over 4,900 sq ft, including a substantial detached garage.

Blending character architecture with refined modern interiors, the property offers versatile and generously proportioned accommodation throughout. The heart of the home is an impressive open-plan kitchen and family space, centred around a striking island with informal sitting and dining areas, seamlessly connecting to an additional family room ideal for everyday living and entertaining. A formal sitting room provides a more elegant retreat, while the dedicated entertaining suite, complete with fitted bar and home cinema, creates a superb social space.

There are five well-appointed bedrooms and four luxurious bathrooms, including a highly flexible first-floor exercise room which could easily be incorporated into the principal suite if desired. Outside, the property is approached via a generous gated driveway and sits within beautifully maintained grounds featuring expansive lawns, established planted beds, a private patio and an impressive sun deck, creating a wonderful setting for outdoor entertaining and family life.

Details

Guide Price:	£2,000,000
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

- Beautifullly modernised pre-war home
- Over 4,900 sq ft
- Detached double garage
- Six/five bedrooms and four bathrooms
- Stylish interior design
- Open-plan kitchen/family room
- Formal sitting room
- Bar and cinema room
- Grounds approaching an acre
- South-west facing garden

Our team

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