

Luxury+Prestige

WESTERN AVENUE

BRANKSOME PARK, POOLE, BH13 7AN

























TAKE A STEP INSIDE



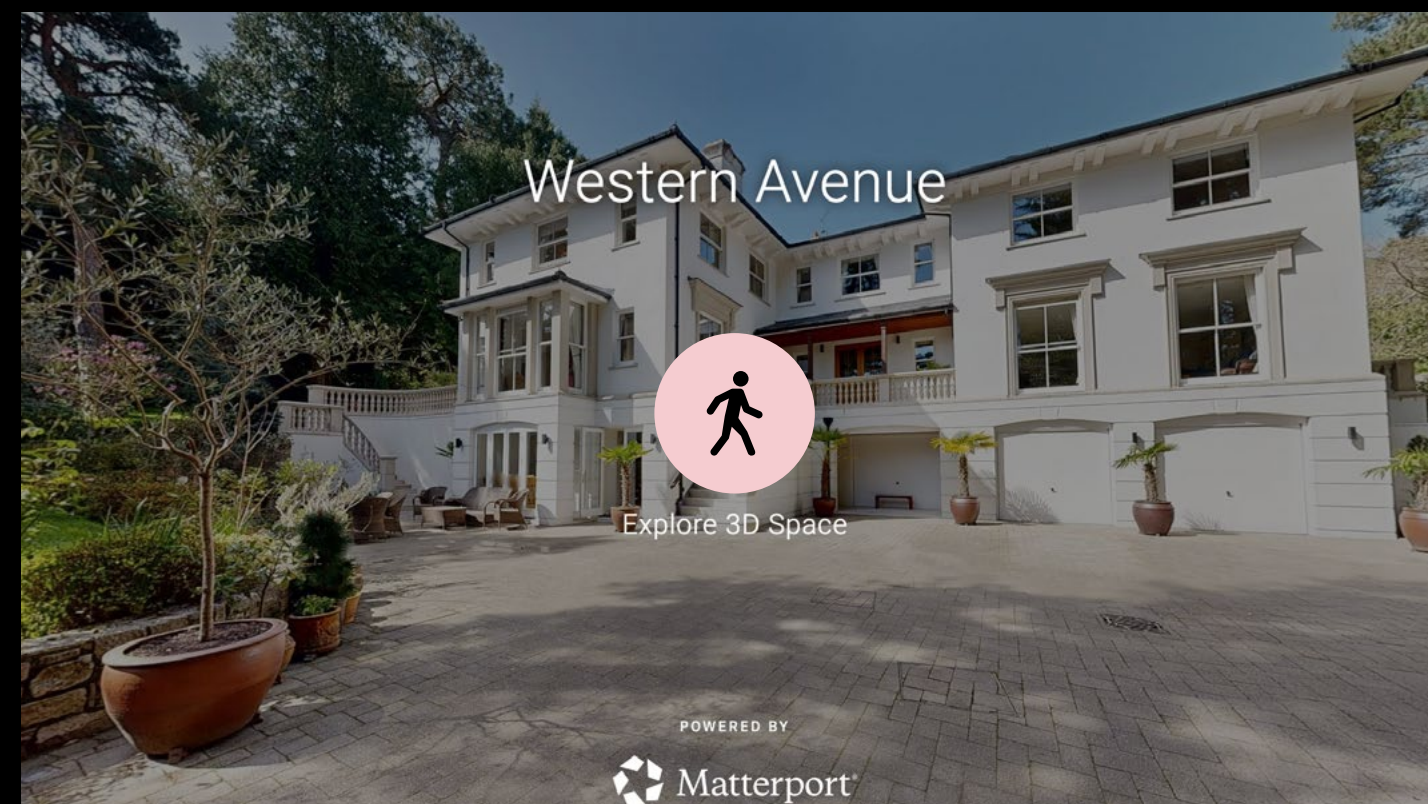
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

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™**

Floorplan

Western Avenue, Branksome Park
Poole, BH13 7AN

GROSS INTERNAL AREA

House:

Ground Floor: 3,107 sq. ft / 289 m²
 First Floor: 3,044 sq. ft / 283 m²
 Second Floor: 2,858 sq. ft / 266 m²
 Total: 9,009 sq. ft / 838 m²

Garage: 446 sq. ft / 41 m²

Overall Total: 9,455 sq. ft / 879 m²

Sizes and dimensions are approximate, actual may vary.



Drawn for illustration and identification purposes only by @fourwalls-group.com #107023

Summary

Western Avenue is renowned for its large and spacious dwellings and it lays claim to being one of the most sought after in Branksome Park.

This bespoke and highly imposing home was built for the current owners who hand picked this particular plot due to its quiet and private setting. This is one of the largest and most significant dwellings within the conservation area extending to nearly 9,500 sq ft in total. It comprises five bedrooms, each with en suite facilities, a 36' kitchen family room, formal living, dining and two home offices. On the lower ground floor there is complete leisure and entertaining suite which includes an impressive indoor swimming pool complex, a gymnasium, a private cinema room complex with bar and a store area leading to an 6 metre integral garage. The store was formerly a third garage so could be converted back, ion required. No expense was spared when the house was constructed so luxuries include an imposing bifurcated staircase in the reception hall, a hand painted bespoke kitchen by Mark Wilkinson including a centre island with breakfast bar and informal banquette seating as well as a smart home automation system that integrates lighting, audio, video, security and climate control. Other high end specification items include mechanical ventilation and under floor gas fired central heating. The elevations of the house are especially pleasing traditional sash windows as well as "stone" balustrading adorning the eternal steps and terracing. The landscaped grounds include a "secret" woodland walk and evoke a feeling of peace and tranquility, approached via a long and imposing driveway enclosed by remote control gates.

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

- + Quiet & tranquil setting
- + Built for the current owners
- + No expense spared
- + Extends to circa 9,500 sq ft
- + 5 bedrooms, 5 bathrooms
- + Spectacular kitchen by Mark Wilkinson
- + Choice of receptions & home offices
- + Indoor swimming pool
- + Home cinema
- + 6 metre double garage

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
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