

Luxury+Prestige

20 WESTERN AVENUE

BRANKSOME PARK, POOLE, BH13 7AN



























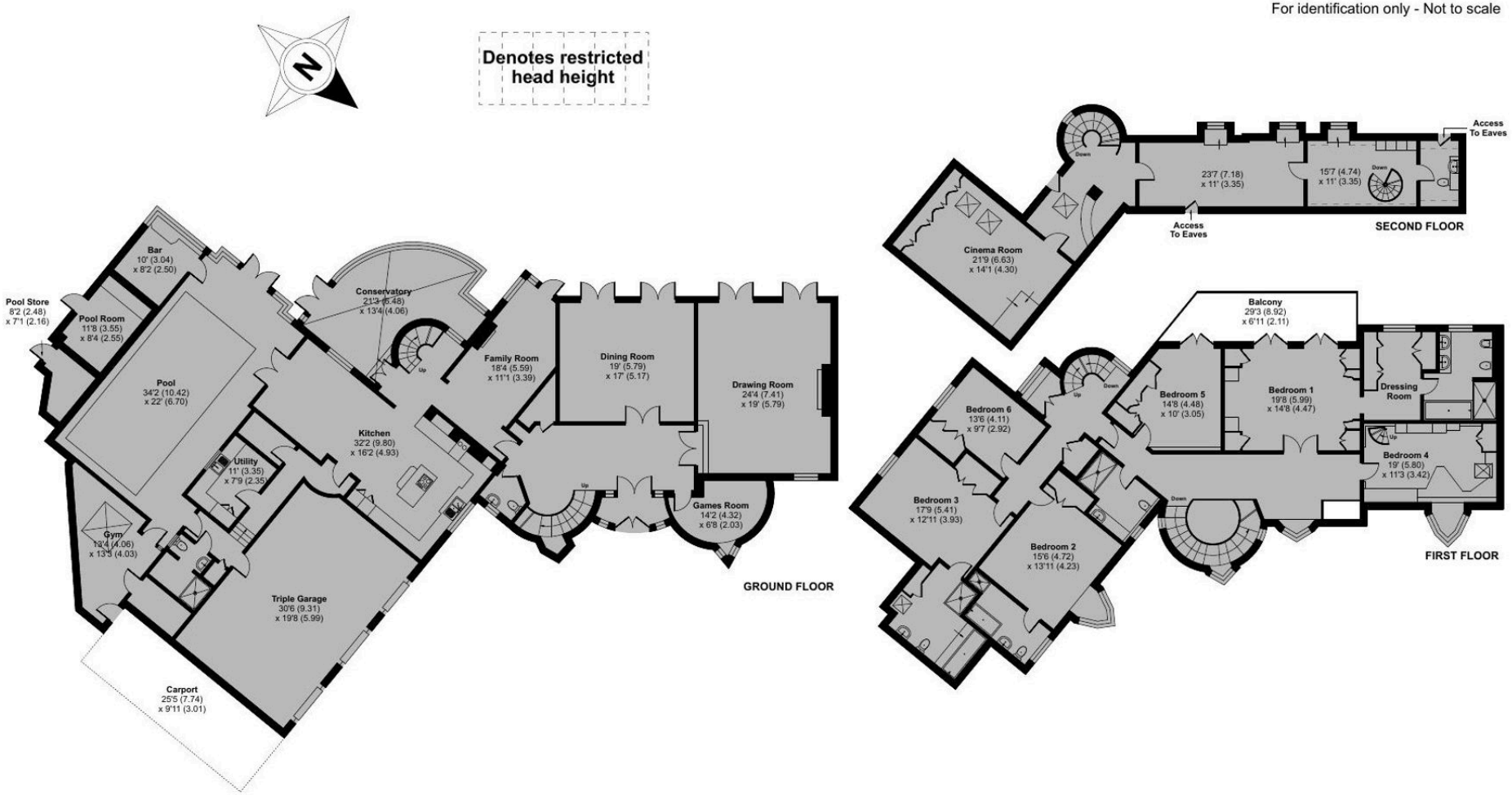




Floorplans

20 Western Avenue, Poole, BH13 7AN

Approximate Area = 7231 sq ft / 671.7 sq m (excludes carport / void)
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Garage = 605 sq ft / 56.2 sq m
Total = 7860 sq ft / 730.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Summary

Occupying arguably one of the finest positions on one of Branksome Park's most prestigious roads, this distinctive residence enjoys an exceptionally sunny, open plot – a particularly rare attribute in this highly sought-after location.

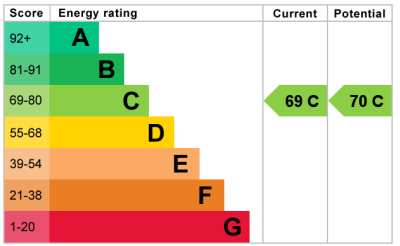
The property is approached via an impressive gated in-and-out driveway, with its striking architecture and characterful turrets creating an immediate sense of arrival.

Extending to approximately 7,860 sq ft, including a triple garage, the accommodation is both substantial and versatile, currently providing six bedrooms, five bathrooms and three principal reception rooms. The generous kitchen/dining room connects to a conservatory and an impressive indoor swimming pool complex, complete with bar and gymnasium.

The top floor provides a further suite of rooms, including a fully fitted private cinema, offering considerable flexibility for a variety of uses.

Offered for sale for the first time since 2000 when it was virtually new, the property presents an exciting opportunity for an incoming purchaser to undertake cosmetic updating and create an exceptional family home in one of Branksome Park's most desirable settings.

Details

Guide Price:	£3,950,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A
Local Authority:	BCP
Council Tax:	Band H 2026/2027 £4,799.98 pa** ** Amount shown is for a main home, please seek advice for additional home
Services:	Mains electricity, gas, water and drainage
EPC:	

Key Features

- Exceptional sunny, open plot
- Distinctive turreted architecture
- Approximately 7,860 sq ft
- Six bedrooms and five bathrooms
- Three principal reception rooms
- Indoor swimming pool complex
- Private cinema, bar and gymnasium
- Gated in-and-out driveway
- Triple garage
- Potential and scope to update

Get in touch

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