

Luxury+Prestige

# WESTVIEW HOUSE

17 WESTERN ROAD, BRANKSOME PARK, POOLE, BH13 7BG



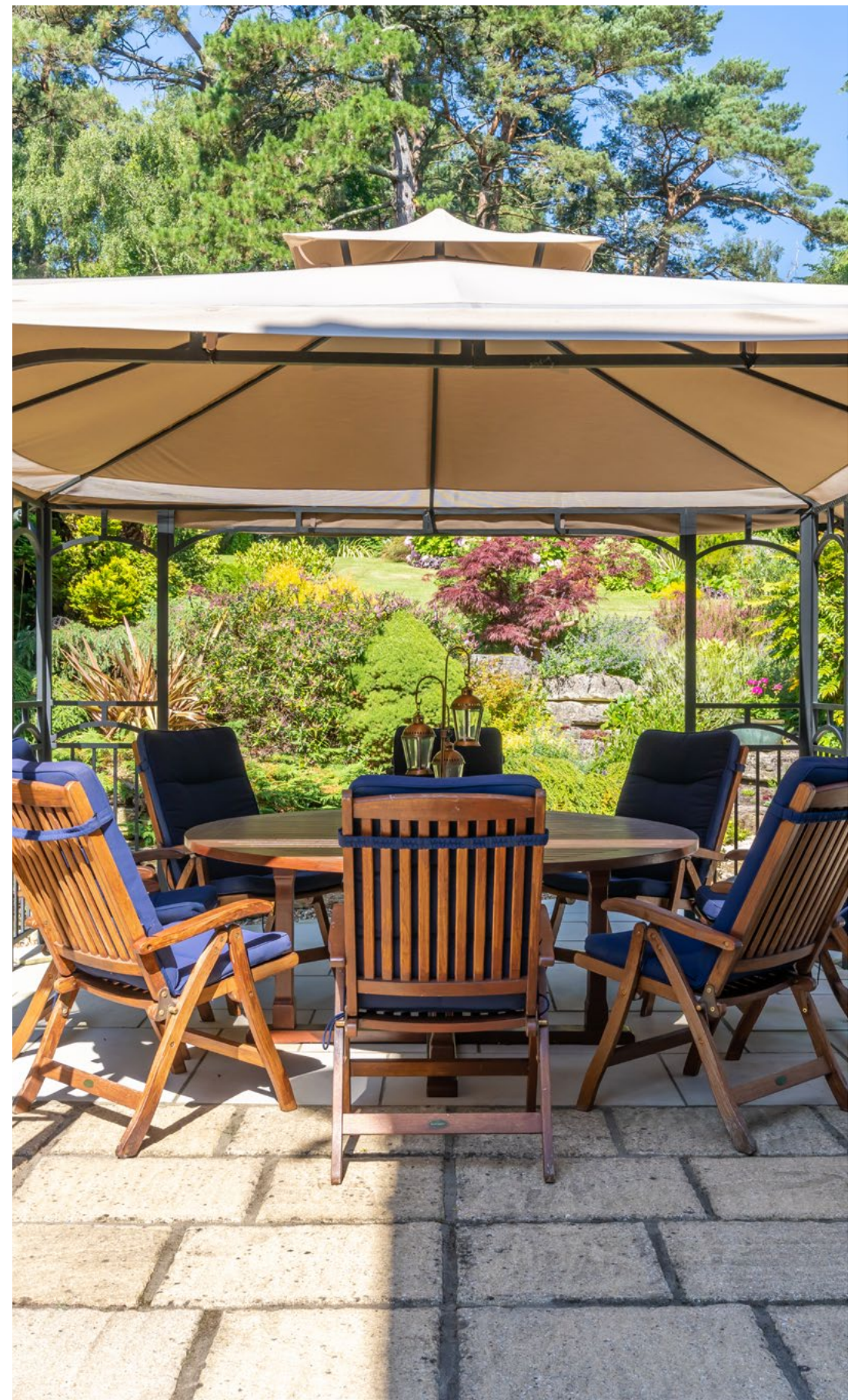














# TAKE A STEP INSIDE



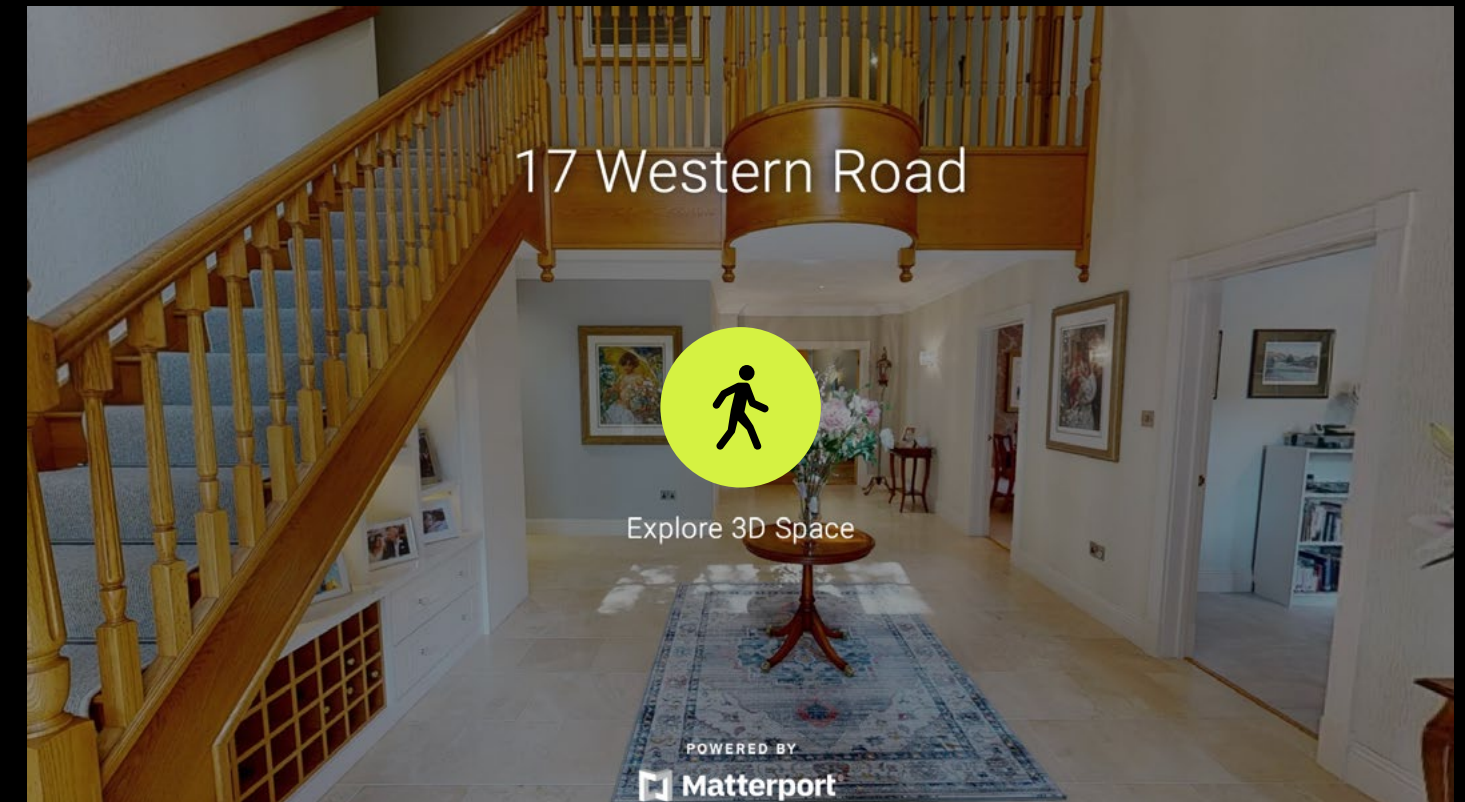
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Westview House, 17 Western Road,  
Branksome Park, Poole, BH13 7BG

## GROSS INTERNAL AREA

### House:

Ground Floor: 2,010 sq. ft / 187 m<sup>2</sup>  
 First Floor: 1,706 sq. ft / 158 m<sup>2</sup>  
 Total: 3,716 sq. ft / 345 m<sup>2</sup>

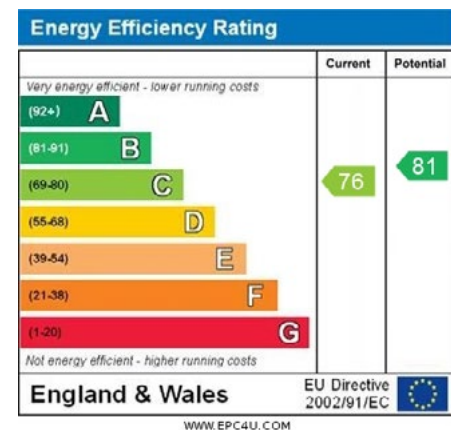
### Garage:

Ground Floor: 544 sq. ft / 51 m<sup>2</sup>  
 First Floor: 407 sq. ft / 38 m<sup>2</sup>  
 Total: 951 sq. ft / 89 m<sup>2</sup>

(Including reduced headroom)

**Overall Total: 4,667 sq. ft / 434 m<sup>2</sup>**

Sizes and dimensions are approximate, actual may vary.



# Summary

**Westview House occupies a wonderful position on Western Road set in manicured grounds of 0.75 acres.**

It sits directly opposite a path connecting to Branksome Chine Woods where there is a pretty woodland walk leading to the beach at Branksome Chine which is little over 0.5 miles away. As the name implies the garden faces West with rolling lawns and a sunny aspect. There is a private patio which the owners often use for outdoor entertaining. The entirety of the dwelling extends to just over 4,600 square feet including a detached garage for up to three cars with a separate studio above which could be suitable for a number of uses.

The main dwelling comprises five bedrooms with four bathrooms including the principal bedroom with a walk in closet as well as a sumptuous en suite bathroom. There is also a simply beautiful galleried reception hall which connects to three main receptions plus a home office. A highlight of the property is the contemporary kitchen / diner which opens to the rear garden. It also connects to the family room via double doors. This is a great home and it could suite a variety of owners given its proximity to local beaches and Canford Cliffs Village.

# Details

**Guide Price:** £2,750,000

**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 £243,250\*\*

Additional Home £381,250\*\*

\*\* based on guide price

**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

- + **Beaches little over 0.5 miles**
- + **Wonderful manicured grounds**
- + **Circa 4,600 square feet**
- + **5 bedrooms, 4 bathrooms**
- + **Excellent principal bedroom suite**
- + **Recently refitted contemporary kitchen**
- + **Choice of receptions**
- + **Spectacular galleried reception hall**
- + **Triple garage**
- + **Home office & additional studio**

# 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

<b>In person:</b>	28A Haven Road Canford Cliffs Poole BH13 7LP
<b>By phone:</b>	01202 007373
<b>By email:</b>	<a href="mailto:info@luxuryandprestige.com">info@luxuryandprestige.com</a>
<b>Online:</b>	<a href="http://luxuryandprestige.com">luxuryandprestige.com</a>
<b>Facebook:</b>	<a href="https://facebook.com/luxuryandprestige">facebook.com/luxuryandprestige</a>
<b>Instagram:</b>	<a href="https://www.instagram.com/luxuryprestigerealty">@luxuryprestigerealty</a>
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