

Luxury+Prestige

23 LEICESTER ROAD

BRANKSOME PARK, POOLE, BH13 6DA



















TAKE A STEP INSIDE



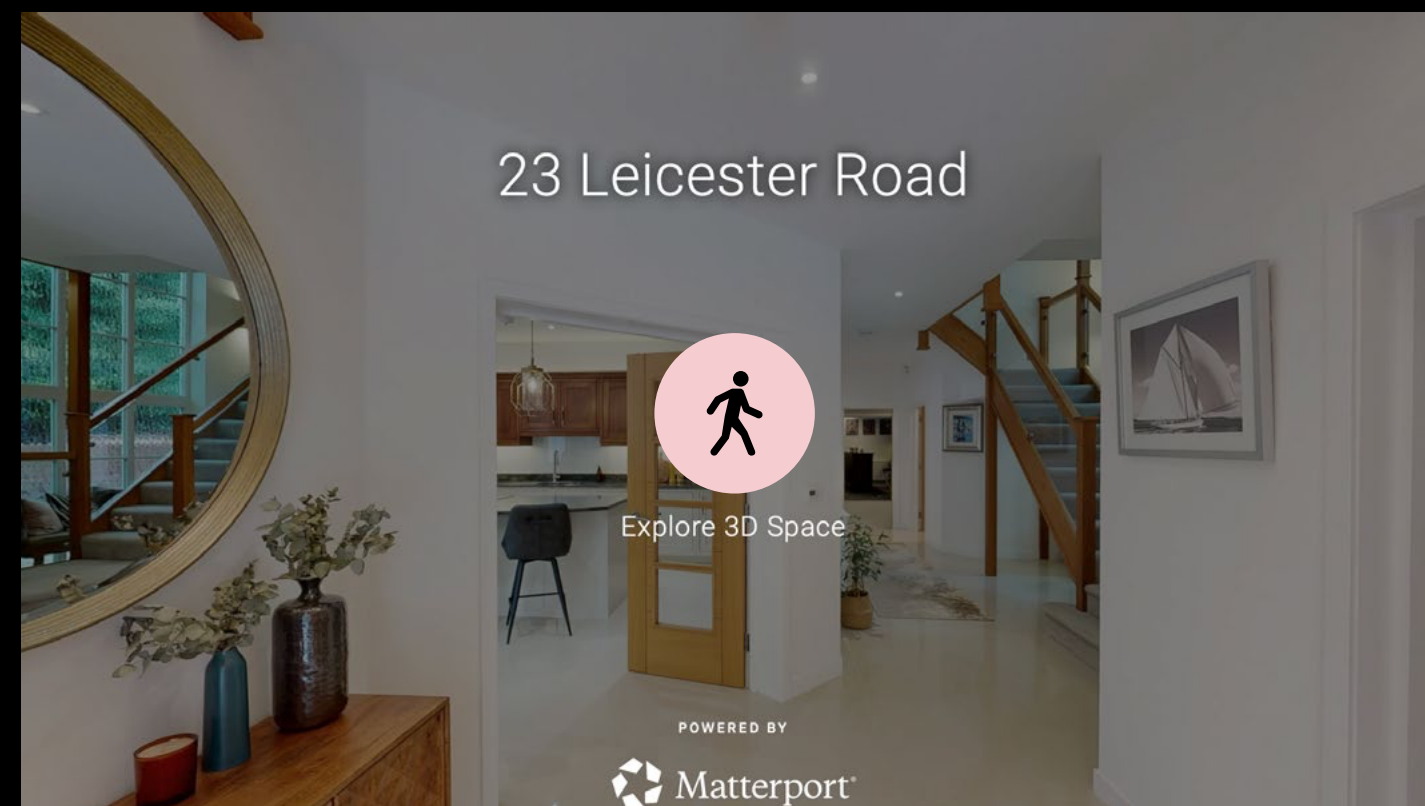
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

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

GROSS INTERNAL AREA

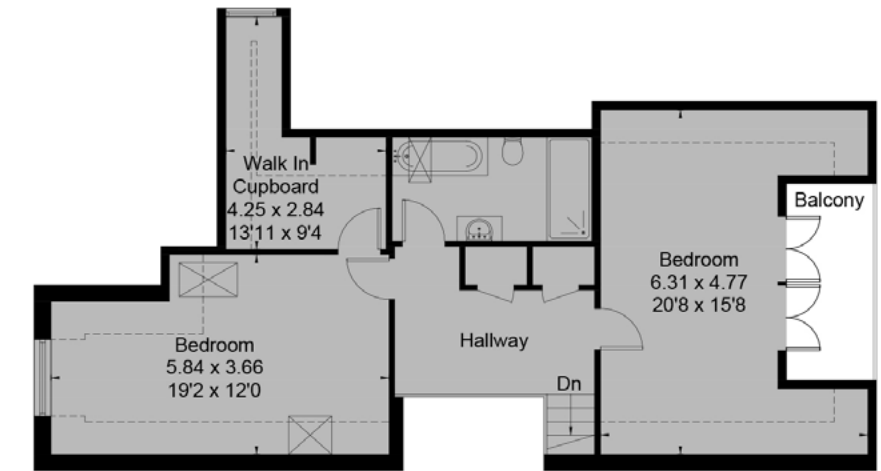
House: 4,729sq. ft / 439 m²

Garage: 447 sq. ft / 42 m²

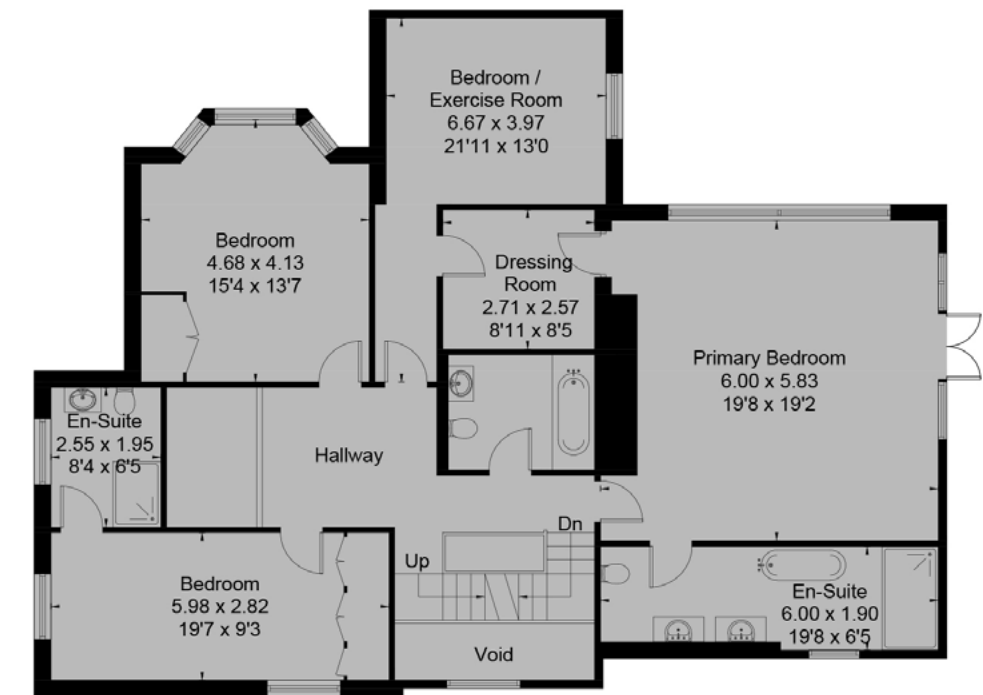
Outbuilding: 85 sq. ft / 8 m²

Overall Total: 5,261 sq. ft / 489 m²

Sizes and dimensions are approximate, actual may vary.



Second Floor



First Floor

Summary

A handsome pre-war residence, beautifully reimaged 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: £2,295,000

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

- + Beautifully 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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