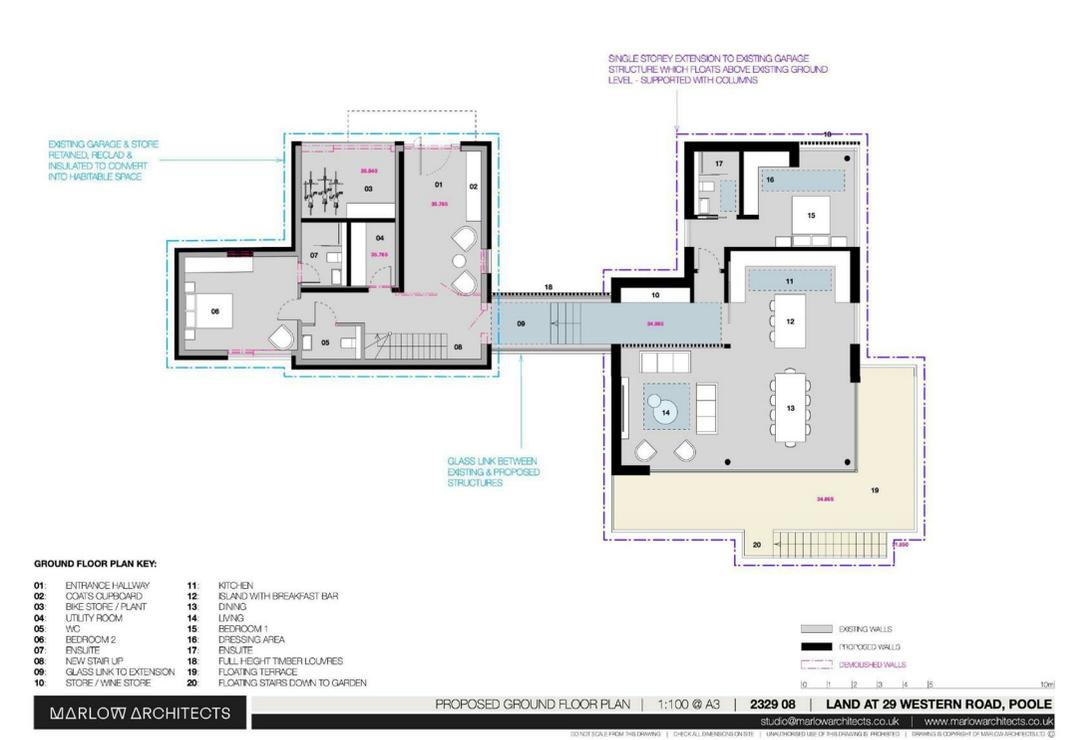


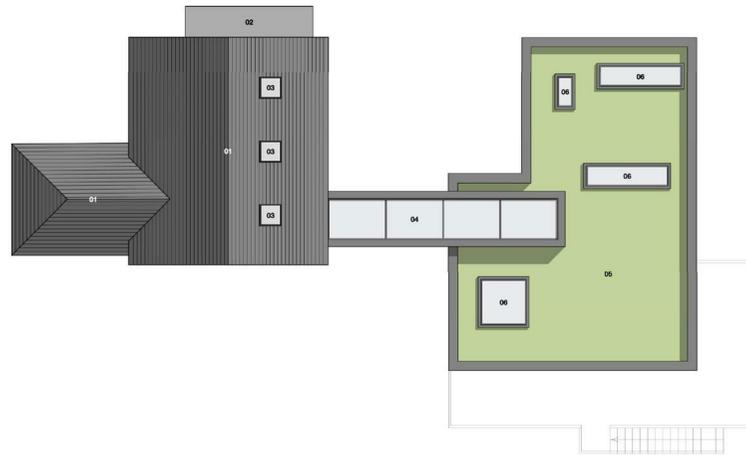


29 Western Road, Branksome Park, Poole BH13 7BH
£1,900,000 Freehold



An exceptional opportunity to acquire a one of a kind property, in the heart of Branksome Park. This 'Treehouse' style home is situated in a tucked away, secluded location and boasts spacious accommodation.

- OPPORTUNITY TO PURCHASE OFF PLAN
- LAND/BUILD CONTRACT
- THREE DOUBLE BEDROOMS
- TREEHOUSE STYLE PROPERTY
- TUCKED AWAY + SECLUDED
- PERSONALISATION OPTIONS AVAILABLE



ROOF PLAN KEY:

- 01: NEW ROOF ON EXISTING GARAGE & STORAGE AREA
- 02: NEW CANOPY OVER ENTRANCE DOOR
- 03: VELLUX
- 04: GLASS ROOF OVER LINK TO EXTENSION
- 05: GREEN ROOF
- 06: ROOF LIGHTS OVER EXTENSION BELOW

MARLOW ARCHITECTS | PROPOSED ROOF PLAN | 1:100 @ A3 | 2329 10 | LAND AT 29 WESTERN ROAD, POOLE
 studio@marlowarchitects.co.uk | www.marlowarchitects.co.uk
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FIRST FLOOR PLAN KEY:

- 01: LANDING
- 02: STORAGE / LINEN
- 03: BEDROOMS
- 04: VELLUX ABOVE
- 05: ENSUITE
- 06: GLASS ROOF OVER LINK TO EXTENSION
- 07: GREEN ROOF
- 08: ROOF LIGHTS OVER EXTENSION BELOW

MARLOW ARCHITECTS | PROPOSED FIRST FLOOR PLAN | 1:100 @ A3 | 2329 09 | LAND AT 29 WESTERN ROAD, POOLE
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Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises

An exceptional opportunity to acquire a prime plot in Branksome Park with an approved, architect-designed contemporary home, offered on a land and build contract basis. Set within a mature, tree-lined setting, the proposed design delivers a striking, modern property that sits comfortably within its natural surroundings.

The house has been thoughtfully designed to create a strong connection with the landscape, featuring an elevated main living area and a distinctive architectural form that gives the property a unique, treehouse-style feel. Large glazed sections and a glass link between structures allow natural light to flow throughout, while maintaining privacy and a sense of seclusion.

The layout provides generous open-plan living space, a contemporary kitchen and dining area, well-proportioned bedrooms, and a terrace positioned to enjoy the outlook across the plot. The design balances bold architecture with practical living, making it ideal as a high-end family home or statement residence.

This is a rare chance to secure a highly desirable Branksome Park address with planning and design already in place, while still benefiting from the flexibility of a build contract. Full plans and supporting information are available on request.

Disclaimer

The computer-generated images (CGIs), floor plans and visuals provided are for illustrative purposes only and are intended to give a general indication of the proposed development. They do not constitute part of any offer or contract. All measurements, layouts, finishes, fixtures, fittings and landscaping are indicative and may be subject to change during the design, planning or construction process. Purchasers should satisfy themselves as to the accuracy of all information and seek independent verification prior to exchange of contracts.



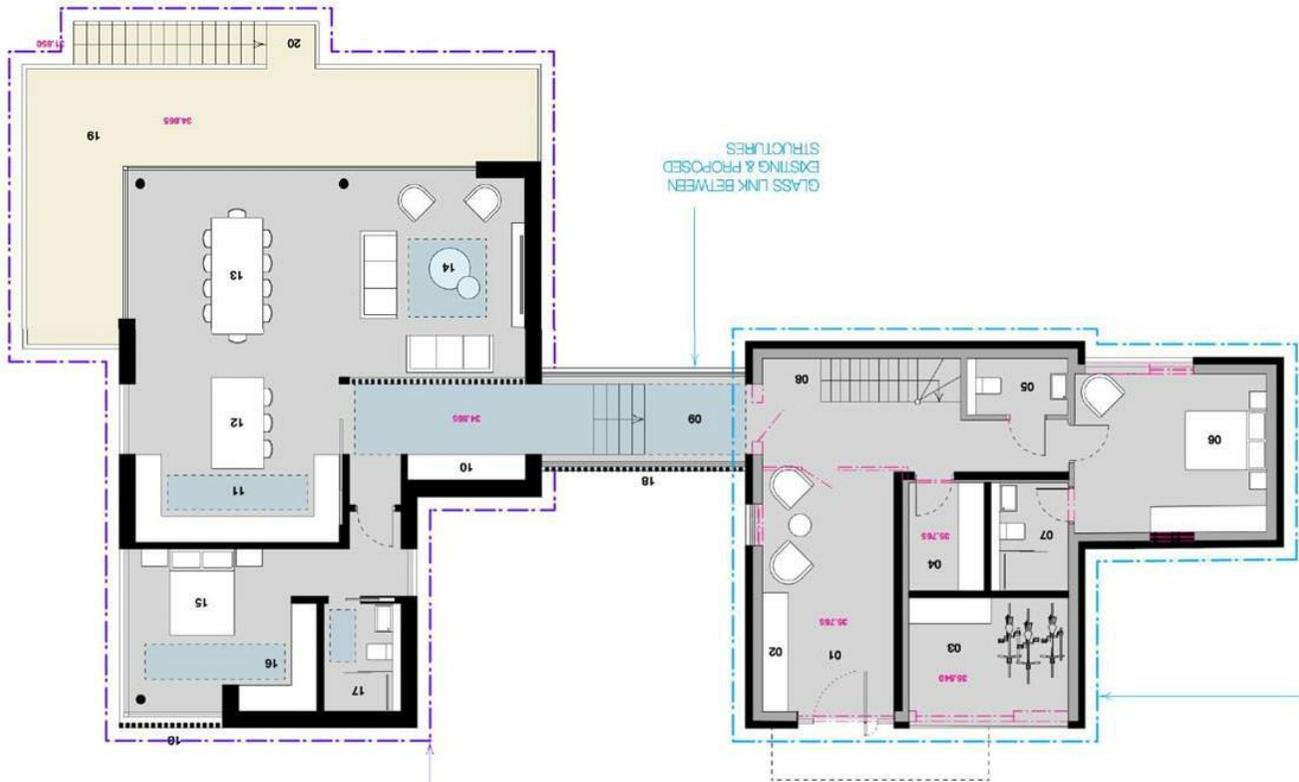
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PROPOSED GROUND FLOOR PLAN | 1:100 @ A3 | 2329 08 | LAND AT 29 WESTERN ROAD, POOLE

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GROUND FLOOR PLAN KEY:

- 01: ENTRANCE HALLWAY
- 02: COATS CUPBOARD / PLANT
- 03: BIKE STORE / PLANT
- 04: UTILITY ROOM
- 05: WC
- 06: BEDROOM 2
- 07: ENSUITE
- 08: NEW STAIR UP
- 09: GLASS LINK TO EXTENSION
- 10: STORE / WINE STORE
- 11: KITCHEN
- 12: ISLAND WITH BREAKFAST BAR
- 13: DINING
- 14: LIVING
- 15: BEDROOM 1
- 16: DRESSING AREA
- 17: ENSUITE
- 18: FULL HEIGHT TIMBER LOUNGES
- 19: FLOATING TERRACE
- 20: FLOATING STAIRS DOWN TO GARDEN



SINGLE STOREY EXTENSION TO EXISTING GARAGE STRUCTURE WHICH FLOATS ABOVE EXISTING GROUND LEVEL - SUPPORTED WITH COLUMNS

EXISTING GARAGE & STORE RETAINED, RE-CLAD & INSULATED TO CONVERT INTO HABITABLE SPACE

GLASS LINK BETWEEN EXISTING & PROPOSED STRUCTURES

- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED WALLS

0 1 2 3 4 5 10m

All room dimensions given above are approximate measurements
 These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
 • Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
 • They do not constitute an offer of contract for sale.
 • Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Minimum
Any energy related - smart metering logo	A	B
Energy Efficiency Rating	B	C
Energy Efficiency Rating	C	D
Energy Efficiency Rating	D	E
Energy Efficiency Rating	E	F
Energy Efficiency Rating	F	G
Energy Efficiency Rating	G	

Environmental Impact (CO₂) Rating

Environmental Impact (CO ₂) Rating	Current	Minimum
Any energy related - smart metering logo	A	B
Environmental Impact (CO ₂) Rating	B	C
Environmental Impact (CO ₂) Rating	C	D
Environmental Impact (CO ₂) Rating	D	E
Environmental Impact (CO ₂) Rating	E	F
Environmental Impact (CO ₂) Rating	F	G
Environmental Impact (CO ₂) Rating	G	