

FOR SALE

Southwold, 5, Martello Road, Poole,
Dorset BH13 7DQ



PHILIPPA SOLE



£2,999,950

—
5 Bedrooms & 4 bathrooms

Quadruple Garage with Annexe

Arts & Crafts features throughout

Outdoor heated swimming pool

Premier Road in Branksome Park

1.03 acre mature plot

Freehold

About this property

In the same family for nearly forty years, this gem was no doubt a house of significance when built in the early 1900s. The current owners have restored and enhanced many of its original features. The impressive front door and arrival bell, set the scene for what is to unfold.

The grandiose wood panelled entrance sits centrally in the house presenting you with a sweeping oak staircase upon arrival. To the left is a delightful double aspect reception room featuring original lead windows that have been restored. These low-level windows were designed to allow guests to relax by the fireplace, whilst overlooking the delightful front garden and the established grounds and outdoor pool to the rear. The panelling continues across the hallway to a regal dining room also featuring a fireplace. The beautiful kitchen, designed by Mark Wilkinson, features hand painted units, Miele integrated appliances and a sociable central island - all complemented with granite work tops. An open plan dining space leads out through patio doors to an outdoor entertaining area with direct access to the heated swimming pool. Adjacent, is the family snug that leads to a gardener's cloakroom and utility room with space for a washing appliances. The room also houses the boiler and a pressurised hot water tank making it an ideal drying room.

Upstairs is characterised by a large picture window overlooking the grounds. Two of the five bedrooms feature a wall of fitted wardrobes and ensuite bath or shower rooms. The three remaining bedrooms have a choice of a separate family shower room or an indulgent family bathroom that features a large bath.

Outside, above the garage is an Annexe reached via a private entrance and up a return staircase to a spacious room. There is a separate cloakroom offering an opportunity for a home office or additional accommodation for family or staff. Beyond the garage, is a large area of hard standing, brick-built garden sheds and workshops leading to a large lawned area, greenhouse, and vegetable patch. The gardens are maintained by professional gardeners.

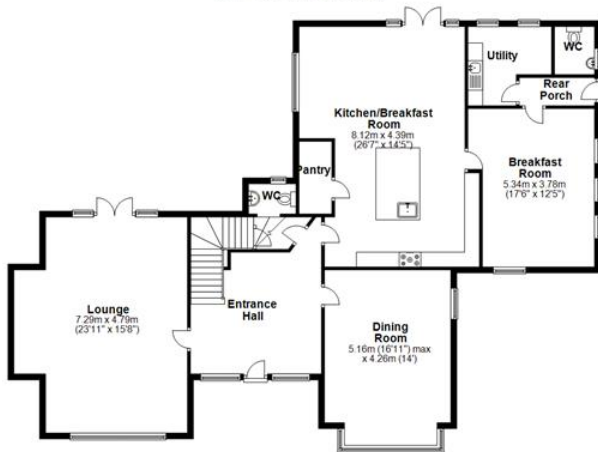
Location

Martello Road is one of Branksome Park's most premier roads surrounded by mature woodland creating privacy beyond the canopy. A sweeping driveway brings into sight this impressive property boasting an electrically operated quadruple garage, that would be very attractive to a car enthusiast. The pretty front garden is laid to lawn with a central stone pathway leading down to a lower area with an ornamental pond; from here mature hedging screens you from the road.





Ground Floor
Approx. 168.1 sq metres (1609.3 sq. feet)



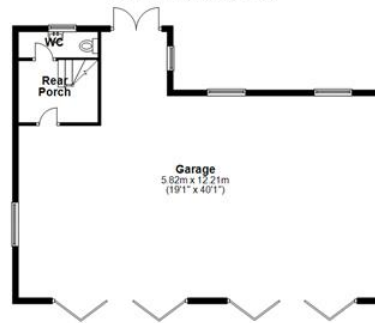
First Floor
Approx. 149.9 sq metres (1613.3 sq. feet)



First Floor Garage
Approx. 52.9 sq metres (569.3 sq. feet)



Ground Floor Garage
Approx. 94.1 sq metres (1012.7 sq. feet)



Total area: approx. 464.9 sq. metres (5004.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.6 cm (3 inches). Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 969006). Plan produced using PlanIt.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	72
England, Scotland & Wales		

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999