

FOR SALE

Three Gates, 6 Tower Road West,
Branksome Park, Poole, Dorset
BH13 6LA



PHILIPPA SOLE



£2,750,000

—
Total of 7,000 sq.ft of versatile accommodation

Arts & Crafts style 6-bedroom
5,000sq.ft main residence

The Gatehouse - a separate 4-bedroom house & enclosed garden (quad-garage conversion)

The Annexe - 1-bedroom cottage with private entrance

Contemporary spacious garden office

Large south-facing garden (screened by shrubbery from The Gatehouse)

Council Tax Band H - £4,096.48

Freehold

[Click here for virtual tour](#)

About this property

Situated in prestigious and leafy Branksome Park, this sumptuous residence dominates a 0.6 acre corner plot with Ettrick Road and is surrounded by 5 of the most desirable residential roads in the area. This unique and impressive dwelling really is a three-in-one opportunity comprising 7,000sq.ft of versatile accommodation with the potential to generate an income via short or long-term lets, house extended family members or just enjoy a wonderful new private family home, just half a mile from the golden sands of Branksome Chine Beach and the fabulous new Rockwater Village, 'a space to eat, drink, connect, work, play and be inspired'.

Where to start with this absolute gem of a property. You rarely find properties that offer such versatility, yet have managed to retain so much original character. This Arts & Crafts period residence greets you with a grand entrance hall, sweeping staircase and stunning stained glass windows. You are drawn in by a peaceful reading room / library featuring one of the many intricately-crafted cast-iron fireplaces. The ground floor offers two spacious reception rooms and a family kitchen located in the middle. All rooms have direct access out onto the south-facing private garden that generously stretches across the entire 0.6 acre plot. Leading from the kitchen is a spacious utility / boot room with outdoor exit, plus a secondary 'staff' staircase up to the first floor accommodation, where there is a bathroom and office / playroom / bedroom.

The main bedroom suite is reached just beyond the stained glass window of the main staircase. Comprising a comprehensive dressing room that mirrors the floor plan of the reading room below, a large double bedroom and modern ensuite bathroom with standalone bath that basks in sunlight from the large windows. The original fireplaces remain as pretty features central to each of the bedrooms. Two further ensuite bedrooms are located on this floor. The second floor and bedrooms 5 & 6 are reached via the extended main staircase, architecturally designed to remain in keeping with its original grandeur, yet encompassing an impressive gallery feature.





Additional Features

Outside, is where this impressive property impresses even more. There are two additional accommodation offerings including The Gatehouse - a stand alone funky 4-bedroom house cleverly converted from the quad-garage complex. It's been intelligently designed to enable one of the garages to be used as storage if desired, leaving the remaining three bedrooms upstairs. With its own front door and enclosed garden, this could be let out without disturbing the main residents.

The Annexe, is a one-bedroom cottage-style home including a kitchen / living room, double bedroom and adjacent bathroom, located towards the front of the plot. Featuring its own covered entrance, yet easily reached from the main house via the utility exit so perfect should you need to pop out to check on your guests.

Location

The popularity of leafy Branksome Park is due to the properties boasting large secluded plots and being less known to visitors who are lured towards the world-famous Sandbanks just down the road. Here, you are just 0.5 miles from the award winning golden sands of Branksome Beach and the wooded footpaths of Branksome Chine connecting the beach up to Penn Hill. The villages of Canford Cliffs and Westbourne are close by and offer the best of the area's restaurants, bars and boutique shops including the sumptuous M&S Food Hall. The nearest train station is Branksome, which is just 5mins drive away, and offers a direct link to London in approx. 2 hours.





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Approximate Gross Internal Area = 458.9 sq m / 4939 sq ft

Cellar = 11.6 sq m / 125 sq ft

Annexe = 51.8 sq m / 557 sq ft

Gate House = 109.2 sq m / 1175 sq ft

Outbuilding = 29.0 sq m / 312 sq ft

Total = 660.5 sq m / 7110 sq ft (Excluding Void)



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		69	76

England, Scotland & Wales EU Directive 2002/91/EC

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