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LA FONTANELLA, 3A MARTELLO ROAD, POOLE,
DORSET, BH13 7DQ



ABOUT THIS PROPERTY

£ 4 , 7 5 0 , 0 0 0

Luxury 5 bedroom home

3 reception rooms

5 Bath / Shower rooms

8,785 sq ft of accommodation

Stunning internal finish and specification

Ample off-road parking

1 Acre of grounds

Impressive open-plan living / dining room with double height ceilings

Band H: £3693.88

Freehold

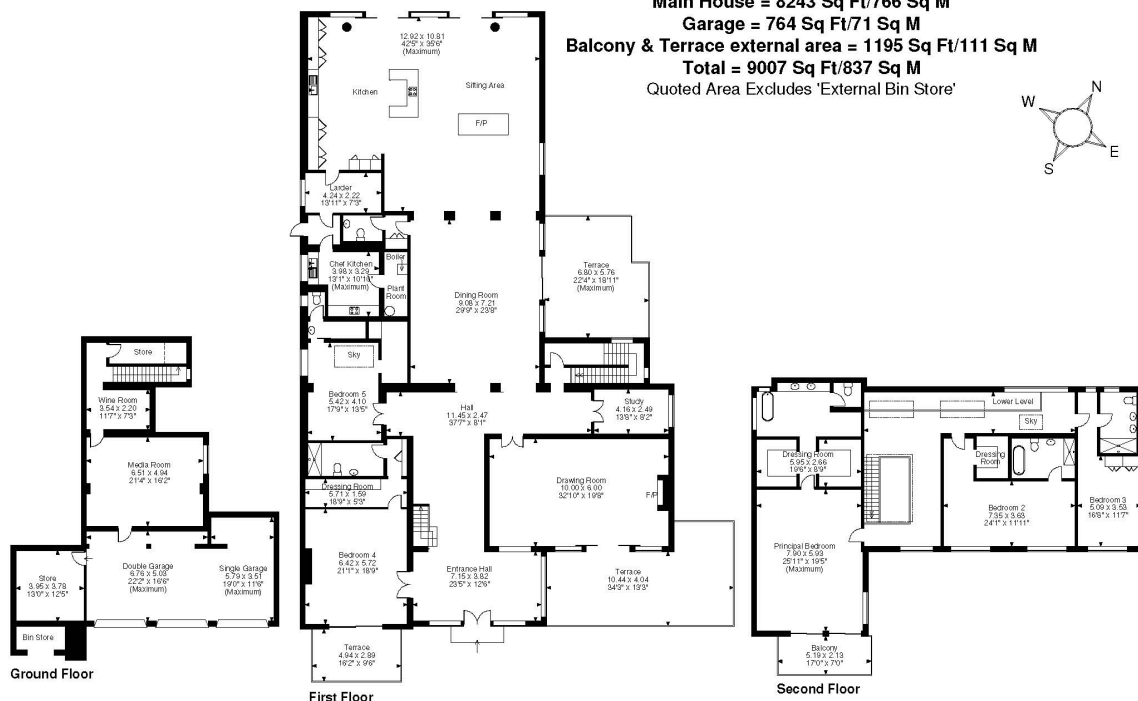
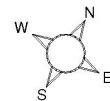
La Fontanella is a brand new detached home affording an impressive 8,785 square feet of luxury accommodation arranged over three floors, set in landscaped grounds of 1 acre. The property is set back from the road with a sweeping drive leading up to the main house, giving a good degree of seclusion. Each room is incredibly well proportioned. The developer has meticulously considered the flow of the property and how it compliments the external design. The internal finishes are quite simply stunning with one of the main features being the architectural design. Double height ceilings and an excellent detail on the specification finishes, alongside the array of windows throughout, allows the natural light to cascade through the property. Upon entry, through the oversized main door, there is a spacious and bright entrance hall with a feature, bespoke staircase. The staircase extends from the ground floor to the first floor level, giving you a feeling of grandeur as soon as you walk in. All ground level rooms lead from the palatial entrance including the kitchen / breakfast / living room which has a dual aspect fire place and sliding doors which lead onto the extensive terracing and beyond to the landscaped private lawned garden. The kitchen itself is fitted with an array of appliances and central island with seating. A connecting door leads through to a separate butler/chef's kitchen. Other rooms on the ground floor include a grand reception dining room; drawing room; bedrooms 4 and 5, both with luxury en-suite shower rooms; office; guest cloakroom; and utility room. Internal stairs lead down to the lower ground floor consisting of the media/cinema room; wine/store room; and separate gym which could also be used as an additional office. Access is also granted from this level to the triple garaging. From the grand entrance hall, the stairs lead up to the first floor where you find the principal bedroom suite which consists of a bespoke, walk-in dressing room and stunning en-suite. The master bedroom also benefits from doors leading on to a private terrace. Both Bedrooms 2 and 3 include en-suite bathrooms with Bedroom 2 having the advantage of a large dressing room. To the rear is an extensive terrace which can be used for entertaining alongside a sizeable level garden which has been thoughtfully landscaped. Secure electric gates open to a sweeping drive which leads to the front of the property, past an abundance of landscaping. The property benefits from integral triple garaging in addition to ample off-road parking.

LOCATION

La Fontanella is located in one of Branksome Park's most prestigious roads, almost equidistant between Canford Cliffs village, with its array of shops and bistros and the beaches of Branksome, both under a mile away. The local train station at Branksome provides a direct line into London Waterloo in under two hours.



Martello Road, Poole
Approximate Gross Internal Area
Main House = 8243 Sq Ft/766 Sq M
Garage = 764 Sq Ft/71 Sq M
Balcony & Terrace external area = 1195 Sq Ft/111 Sq M
Total = 9007 Sq Ft/837 Sq M
 Quoted Area Excludes 'External Bin Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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