

FOR SALE

4 Brackenhill, Branksome Park,
Poole, Dorset BH13 6LT



PHILIPPA SOLE



£1,999,500

—

4 double bedrooms

4 bathroom, 3 ensuite

Open plan Kitchen dining living room

Second sitting room

Utility + study

Easy walking distance of Branksome Chine beach

No forward chain

Swim pool / Jacuzzi

Council Tax band H - £4096.48

Freehold

[Click here for virtual tour](#)

About this property

Designed by award-winning David James Architects in conjunction with the current owners. This impressive new home was completed in June 2021 and boasts in the region of 3,300 sq.ft over three floors. Located in a quiet cul-de-sac on an elevated west-facing plot just 800 metres from Branksome Chine Beach, offered with no forward chain.

The impressive open-plan living room occupies most of the ground floor of the house and features floor-to-ceiling sliding doors flooding the room with light leading out onto an elevated terrace. The open plan kitchen has been designed to seamlessly blend into the room. A sociable island divides the kitchen from the dining and living space, which leads into the designated living area that also enjoys floor-to-ceiling windows and direct access onto the garden. The exceptionally high ceilings add to the feeling of space and light. To the right of the stunning entrance hallway, is a separate home office / snug, and a WC conveniently completes this floor.

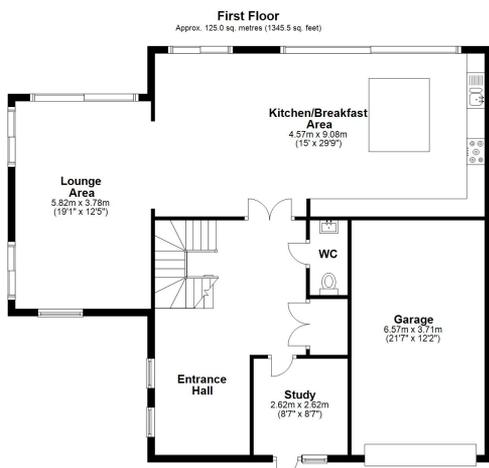
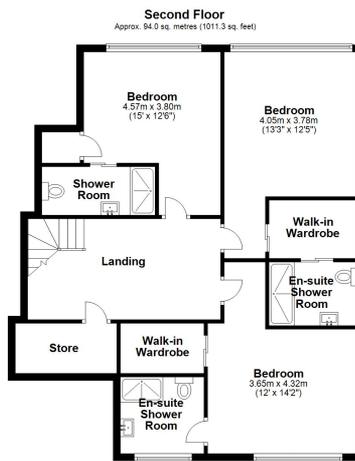
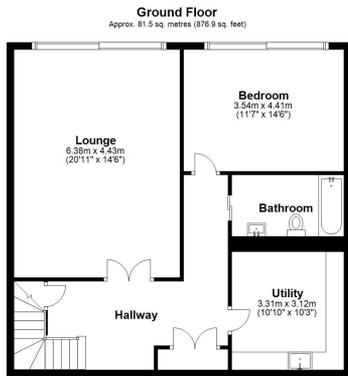
Heading down to the lower ground floor, double doors lead into a garden room that is currently configured as a formal living room with large sliding doors out onto the garden. A guest suite / 4th bedroom is situated on this floor also enjoying access onto the garden making it ideal for those who prefer a designated area for longer term guests, as the large utility room and family bathroom adjacent almost create a self-contained suite. The main staircase leads up to the first floor, where there are three ensuite bedrooms, all featuring the same feature glass windows that serenely frame the treetop vista bringing nature in and creating a sense of tranquility. The principal bedroom has a built-in dressing room and luxurious ensuite, with the second bedroom also boasting a walk-in wardrobe.

The garden is divided into two areas. The area directly to the side of the house captures the sun all day and has a large MasterSpa Challenger 18D swim pool/jacuzzi. It also has level access via secure gates perfect for boat storage. Steps lead down to a large landscaped lawned area, beyond which it drops down to Lakeside Road. Other features of the house include underfloor heating throughout, Amtico flooring to all floors, integral garage with electric door, block paver driveway and 3.1kw solar panels on the roof.

Location

Located in a prime residential position, just 800 metres from Branksome Chine Beach. Both Westbourne and Canford Cliffs Village are within easy reach as is the local train station at Branksome, providing a direct line into London Waterloo in approx. 2 hours.





Total area: approx. 300.4 sq. metres (3233.7 sq. feet)
 Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale. Unless stated and accepted no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 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 556006).
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	91	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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