

FOR SALE

12 Branksea Avenue, Poole, Dorset
BH15 4DW



PHILIPPA SOLE



Guide Price £4,950,000

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Waterfront Home

Triple garage

Boathouse, jetty and slipway

Cinema room

Games room

Poggenpol kitchen

Boatlift

Floating pontoon

Band: G

Freehold

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About this property

Waterfront living at its best! This stunning award winning home boasts just under 7000 sq ft of accommodation over three floors, and includes a boatlift, boathouse, jetty, games and cinema rooms in addition to the 4 double ensuite bedrooms and triple garaging. Located in an enviable position on the water's edge with panoramic south westerly views across Poole Harbour from Brownsea Island to Arne RSPB Nature Reserve.

This stunning home was built to an exceptionally high design and specification by the current owners in 2003 and has won a number of awards. The floor-to-ceiling windows that feature throughout the property draw light and water views into the home. The impressive entrance lobby, with its vaulted double height voids and roof lights, floods the house with light. The open plan living/kitchen space, whilst being one room, has been cleverly sub-divided with the use of curved walls and contrasting floor coverings. The stunning kitchen, which was designed and installed by Poggenpol, features Miele and Gaggenau appliances and quartz worktops. The striking living space incorporates the dining areas and spans the width of the house and enjoys stunning views from the full height bifold doors that lead directly onto the raised terrace. The study overlooks the front of the property. In addition, on this floor is a utility room and separate cloakroom. The first floor is dedicated to bedroom living. The impressive main bedroom suite enjoys magnificent views, oversized ensuite bathroom and dressing room. Adjacent is a second sitting room with adjoining terrace. The second bedroom has access on to a private terrace, modern ensuite and fitted wardrobes. Bedroom three has a balcony, fitted wardrobes and ensuite. The curved open tread staircase connects the ground and first floor. On the lower level is an impressive entertaining area. This space features the latest full cinema with Dolby Atmos surround sound and projector. Other luxuries include, a games room, gymnasium, additional ensuite bedroom, ground floor shower room and second utility room. The property has been designed with outside entertaining in mind, the large terrace leads down onto the immaculate garden and catches the last of the sun and breathtaking sunsets. For the boating enthusiast, the boathouse provides a haven by the water with its electric doors and tiled shower room & WC. At the end of the garden is a large decked area and double gates leading to the slipway and foreshore, beyond is the private jetty which leads to the electric boatlift and floating pontoon, allowing you access to the water all year round. The house boasts an impressive specification, including electrically operated garaging, underfloor heating to all floors, air conditioning, and KNX home technology system providing the ultimate in digital home living, operating the curtains, blinds, lighting and temperature throughout the house.

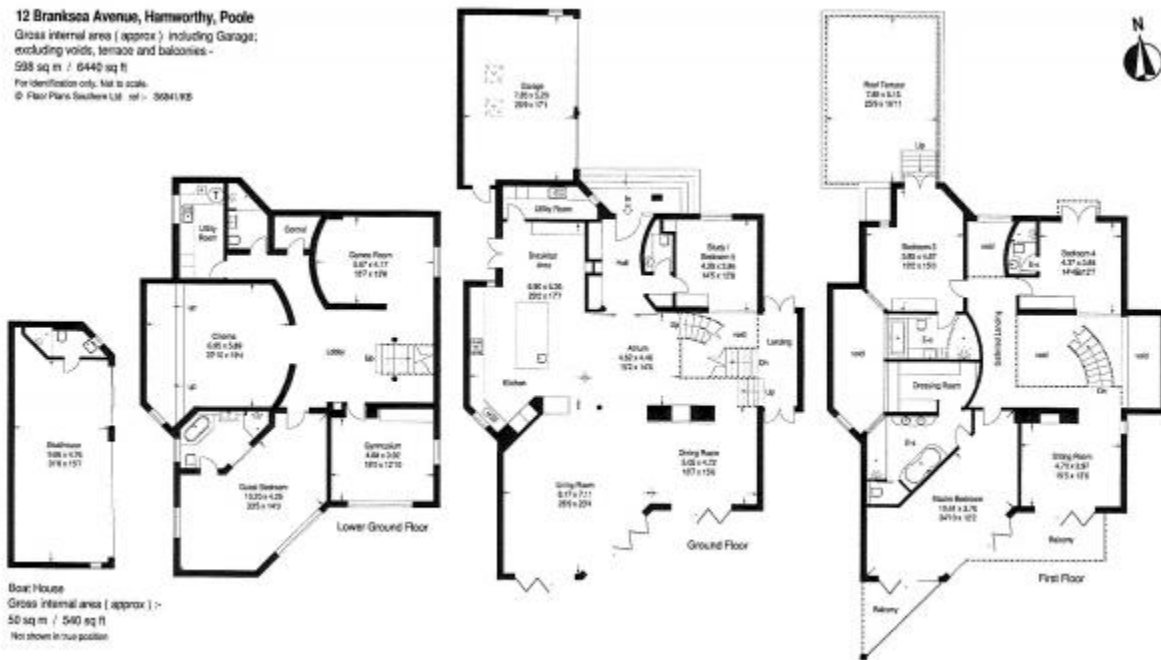
Location

Located in a quiet avenue on the edge of Poole Harbour, Branksea Avenue is a hidden gem with some truly magnificent waterfront homes tucked away from the hustle and bustle yet just a few minutes from Poole Quay and Old Town. The local beach is a stone's throw away, whilst the train station at Poole is within easy reach and offers a direct line into London Waterloo in less than 2 hours.





12 Branksea Avenue, Hamworthy, Poole
 Gross internal area (approx) including Garage:
 excluding voids, terrace and balconies -
 598 sq m / 6440 sq ft
 For identification only. Not to scale.
 © Floor Plans Southern Ltd. ref: - 3004193



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		81	84

England, Wales & N.Ireland EU Directive 2002/91/EC

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