

FOR SALE

Chine House, 16, Buccleuch Road,
Branksome Park, Poole, Dorset
BH13 6LF



PHILIPPA SOLE



£2,450,000

Luxurious accommodation
spanning in excess of 4500 sq/ft

High quality fixtures and fittings
throughout

Impressively remodelled and
redesigned by the present owners

Prime residential location in much
sought after road

Providing privacy and security

6 bedrooms, 4 bathrooms

Timeless elegance

South westly facing landscaped
garden

Council Tax Band H - £4096.48

Freehold

[Click here for virtual tour](#)

About this property

Sweeping through the electric gates you are immediately impressed by the grandeur of this property. On entering the house you are greeted with a palatial entrance hallway, this sets the tone and expectation for the rest of the property. From the engineered oak flooring, which runs through the majority of the ground floor accommodation, to the beautifully turned spindled staircase and regency panelling. Double patio doors lead you from the entrance hall straight onto the paved terrace and garden beyond.

Without doubt, the heart of this house is the timeless 'Shaker Style' kitchen / dining room. Custom built by Kitchen Elegance, it provides ample storage, high-end Miele and Gaggenau appliances, Quooker boiling hot water tap and Quartz work tops, all centred around a large island incorporating a breakfast bar for casual dining. The dining area forms an extension to the property with an impressive lantern roof, plantation window shutters and direct access to the terrace, perfect for the family or to entertain larger gatherings due to the spaciousness of this area. Leading from the kitchen you will find a much prized walk in pantry, a dream for any home owner. This sits within a designated utility & laundry wing featuring the same high quality fixtures and fittings as the main kitchen. From here, there is access to the double garage, additional storage and the garden via a pretty stable door. The two reception rooms feature elegant and tactile Bath Stone fireplaces. The smaller family room is positioned at the front of the property featuring an attractive bay window, and a more formal double sitting room stretches the full depth of the property and is cleverly zoned for reading and relaxation. It also features french doors out onto the terrace.

The return staircase takes you to the galleried landing and 5 bedrooms. The principal bedroom reflects the exquisite style found throughout this property, with fully fitted walk-through dressing room leading to a sumptuous ensuite with a Burlington double-ended freestanding Bateau-style bath and walk-in shower with soft stone floor, providing the luxury demanded by discerning buyers. The second bedroom suite offers the same configuration and luxury finishes. The three bedrooms on the rear elevation benefit from views across Branksome Park with bedrooms 3, 4 and 5 all serviced by a separate stylish family bathroom. The top floor is newly converted into a double bedroom, ensuite shower room and sitting room / study area with stunning views over the tree canopy, perfect for an au pair or growing teenagers. An added bonus is the ample storage within the eaves.

The redesign of the property has been carried out with meticulous attention to detail using the finest of finishes and simply has to be viewed to appreciate its presentation and flow.





Additional Features

The beautifully maintained grounds have been created for low maintenance and maximum enjoyment. The substantial Indian Sandstone terrace is accessed from all rooms at the rear of the property, and features a calming 'Jeremy Hastings' rustic water feature and different areas to enjoy alfresco dining, peace and privacy. A few steps lead down to the summer house; fully isolated and internet access makes it a perfect home office or yoga retreat. The remainder of the garden has been thoughtfully planted with nature in mind and is maturing creating a wonderful place for meditation and children's play area.

Location

Situated in the heart of Branksome Park yet just 450m from the golden sands of the blue flag beaches, Buccleuch Road is undoubtedly one of the most desirable roads in 'The Park' (as the locals refer to it). Branksome Chine Beach, which can be reached via a lovely wooded walkway, has fabulous facilities offering two dining options including Rockwater Champagne & Seafood Bar; toilets, car park, RNLI lifeguard station and free electric BBQs for public use. Acclaimed to be one of the most desirable places to live in the UK, this area of the south coast benefits from fantastic weather thanks to its microclimate. There are numerous marinas, yacht and golf clubs in the area, as well as a host of water sports facilities. The region also has a developing arts scene with Poole's Lighthouse also being home to the globally acclaimed Bournemouth Symphony Orchestra. London Waterloo is accessible in approx 2 hours from Branksome Station.





GROSS INTERNAL AREA
 FLOOR 1 188.1 m² (2,025 sq ft.) FLOOR 2 186.3 m² (2,005 sq ft.) FLOOR 3 44.7 m² (481 sq ft.)
 EXCLUDED AREAS: GARAGE 25.3 m² (273 sq ft.)
 TOTAL: 419.1 m² (4,511 sq ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
England, Scotland & Wales		72	79
EU Directive 2002/91/EC			

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