



Wilderton Grange, 4 Wilderton Road West,  
Branksome Park, Poole, Dorset, BH13 6EF

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# Wilderton Grange, 4 Wilderton Road West, Branksome Park, Poole, BH13 6EF Guide Price £2,850,000

A wonderful spacious remodelled home that is ideal if you love entertaining and would like your friends to visit! The current owners enjoy the fact that for them it's just a 12 minute walk to either Penn Hill or to Westbourne where there are shops, restaurants and bars, a short walk to Branksome Station, whilst being within 1.5 miles of the beautiful sandy Branksome Chine Beach which can be accessed via picturesque walk along Branksome Chine. Convenient yet uncannily peaceful, this is a rare combination to find in town.

Wilderton Road is a prestigious location which includes various properties which have been redeveloped in recent years selling between £3-4m and others in the process of development. Set on an extremely secluded plot in excess of an acre, is this magnificent, modern home which is truly a hidden gem; a home to escape from the daily grind and be transported to peaceful relaxation. Offering 6545 sq ft of capacious and versatile accommodation, including a four car garage (plus planning permission passed in 2022 for an additional 6 car garage with accommodation over) Originally constructed in 2000, Wilderton Grange was extended and remodelled by the current owners in 2009, and offers substantial and incredibly flexible accommodation due to the layout and still offers further potential. The main home has fabulous open plan living space which has been cleverly furnished to offer separate areas. This is a home that oozes fun, great for a party or socialising or for family life. Brightly coloured zones of entertaining spaces are set around a central bar and dining area, with the most wonderful outlook over the sweeping lawns, all framed by mature trees and hidden paths. The current owners added a new wing which currently has a ground floor garden guest suite, and stairs leading to a huge space over the 4 car garage that is used as an office and has the flexibility to be turned into a separate self-contained annexe. The planning permission for the 6 car garage with accommodation above, offers a multitude of potential uses. Set down a private driveway behind gates, Wilderton Grange has generous parking and turning space and is a home where the outside blends with the inside. The breathtaking surroundings and the secluded south westerly facing gardens mean it's a tranquil home to relax, unwind and escape from the business of life. Rare to find such a quiescent, yet convenient setting, Branksome Chine is within a few hundred yards, affording a picturesque walk down to Branksome Chine Beach, with its beautiful sand and a popular eatery which is just over a mile away.

- Magnificent modern family home offering 6545 sq ft of versatile accommodation including a 4 car garage.
- A perfect home for entertaining friends and family ideal if you love visitors in a tranquil setting.
- Peaceful and secluded location in over an acre, with sunny south westerly gardens surrounded by mature trees and hidden paths.
- Approached via a private driveway off Wilderton Road West, through electronic gates.
- Fabulous ground floor layout blending open plan living, with further separate living areas and a central bar area making it extremely social and a super home for entertaining.
- Kitchen fitted with a range of Neff appliances to include 3 ovens, 5 ring electric hob, dishwasher, wine fridge, coffee machine and central island unit extending to a breakfast bar.
- Ground floor study/snug and a further garden room that could have a variety of uses such as a playroom or a gym.
- Planning permission passed in 2022 for an additional 6 car garage with living accommodation above.
- The main house has 4 bedrooms; the master suite having his and hers dressing rooms, en suite bath/shower room and separate WC, along with large balcony with views over the gardens. Further ensuite bedroom with Juliet balcony, and bedrooms 3 and 4 with 'jack and jill' bathroom.
- Superb first floor conservatory with floor to ceiling windows looking out to the gardens and leading onto a totally private balcony.
- Spacious ground floor guest suite with bedroom/sitting area, ensuite shower/bathroom, and large dressing room.
- Second staircase leading to a huge area over the 4 garages and presently used as an office and man cave. This has possibilities of converting it into further bedrooms or other accommodation to suit.
- Built-in sound and lighting system.
- Wonderful south westerly facing garden with a large rolling lawn and bordered by mature trees and shrubs. Generous patio extending across the rear of the property, with an infinite water feature and natural pond. There is a fabulous curved sunken patio, lower down the garden. A path extends down to the side of the garden leading to a more natural area and a small pond and area for a firepit.

Set in a very convenient location within a few hundred yards of Tesco and half a mile of Westbourne. The owners enjoy their bike rides and regularly do the seven minutes cycle to the beach! Local tennis courts at Wilderton Road, are within a quarter of a mile. Penn Hill, with its bars and restaurants, including the excellent Isabel's Brasserie, is within half a mile. Naturally there are various marinas serving the area as well as Parkstone Golf Club, and various other tennis, bowls and sports clubs within easy reach.







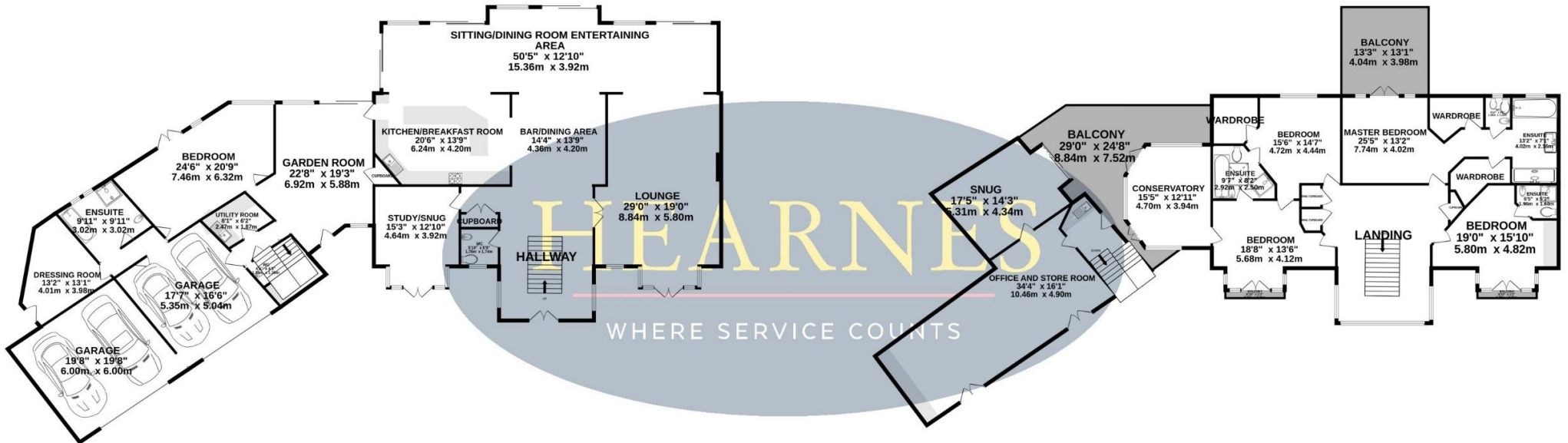






**GROUND FLOOR**  
3596 sq.ft. (334.1 sq.m.) approx.

**1ST FLOOR**  
2848 sq.ft. (264.6 sq.m.) approx.



**TOTAL FLOOR AREA : 6444 sq.ft. (598.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE