

FOR SALE

12 Branksea Avenue, Poole, Dorset  
BH15 4DW



PHILIPPA SOLE



Guide price £4,750,000

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Waterfront Home

Triple garage

Boathouse, jetty and slipway

Cinema room

Games room

Poggenpol kitchen

Boatlift

Floating pontoon

Band: G

Freehold

[Click here for virtual tour](#)

## 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 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 in addition to 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.

## 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.

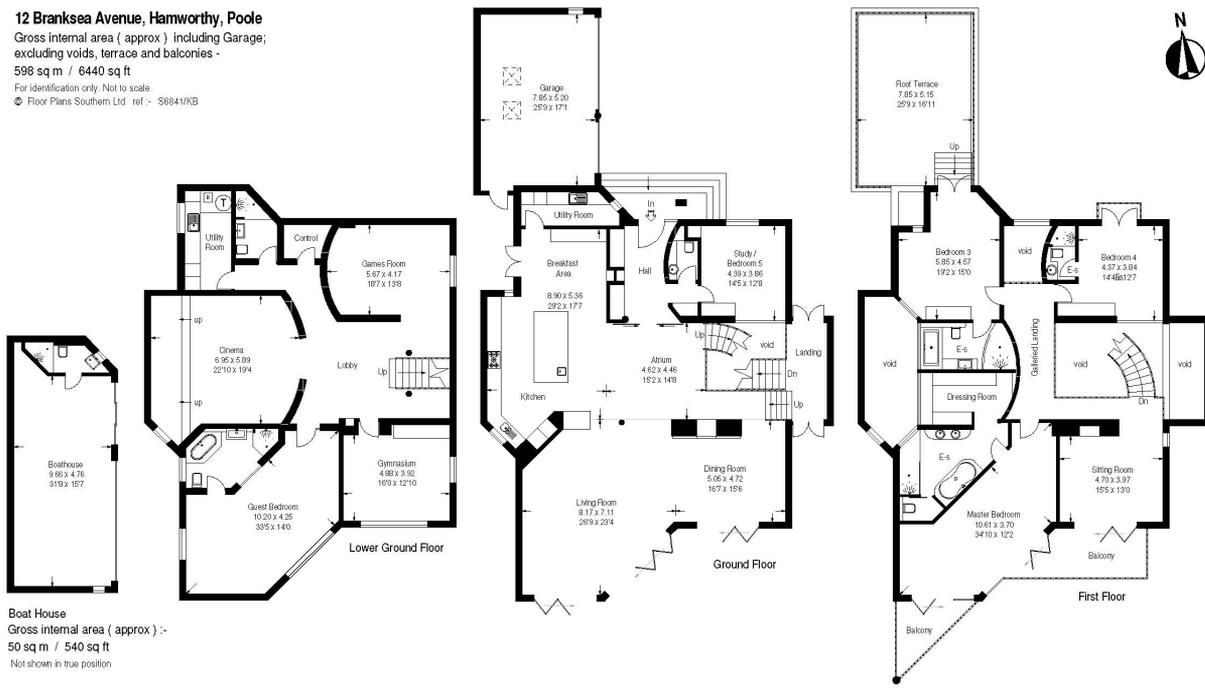




**12 Branksea Avenue, Hamworthy, Poole**

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 - S6841/KD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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