

FOR SALE

Maluaka, 11 Westminster Road,
Branksome Park, Poole, Dorset
BH13 6JQ



PHILIPPA SOLE



£2,395,000

—
More than 4000 sq ft of luxury living

Less than 400m to Branksome Chine Beach

Spacious kitchen / diner onto entertaining terrace

Designated full Gym

Games room leading to Swimming Pool

Cinema room & separate TV room

Westbourne Village approx. 1km

5 bedrooms, 4 bathrooms

Council tax band H - £4096.48
Freehold

About this property

Designed and curated to an exceptional standard, this family home presents a fabulous opportunity to purchase a lifestyle of luxury by the sea. High spec throughout, yet still with a sense of homeliness, and the beach just a few hundred meters away, what more could you ask for to bring up a family on the south coast. Spaciously laid out over three floors offering a perfect blend of lifestyle living.

Named after a beautiful sandy beach in Hawaii, Maluaka, is a special residence evident the moment you step into the central Atrium with its stairwell and showcase chandelier. True to its namesake, this is a house of admirable quality. The open plan kitchen / living / diner fitted with contemporary stone and wood surfaces including a breakfast bar, spans the rear width the property and leads onto an elevated entertaining terrace via wall of glass doors. A separate lounge/TV room offers a second relaxation space, and a large dedicated Gym faces into the front garden, which is enclosed behind private entrance gates.

The upper floor is where the remaining four spacious bedrooms are located, two ensuite and a large family bath & shower room. The principal suite is exceptional with polished concrete floors, a palatial walk-in dressing room and a suitably sumptuous bathroom featuring a freestanding copper bath that presents like a piece of sculptured art.

Outdoor showers are conveniently located outside the utility room door with easy access down the side of the property for sandy feet and wetsuits. The rear garden is lawned and can also be reached from the lower ground via steps up from the Swim Pool fitted with a high-tech current generator for fitness training. The rest of the lower ground is dedicated to fun with a games room, cinema room, bar area, shower room and a 5th bedroom / office space with doors out onto a patio. This can also be accessed from the side without going through the house, should you have clients visiting.





Location

Situated in a lovely road in Branksome Park, it's less than 400m walk to the beautiful Branksome Chine Beach. Its local popularity is due to fabulous facilities including public toilets, car park, RNLI lifeguard station, free electric BBQs, Shaka Surf School (in the summer months) and the recently opened Rockwater Champagne & Seafood Bar. This is the approximate middle point of the 16 miles of golden sands and blue flag beaches characteristic of the area, spanning east towards Bournemouth, Hengistbury Head and Christchurch and west to Sandbanks, the Purbeck Hills and of course the legendary smuggling coves around Poole pirate's namesake, Old Harry's Rocks.

This stretch of the south coast is world-famous and acclaimed to be one of the most desirable places to live in the UK. Fantastic weather is frequent due to a mini microclimate. There are numerous marinas, yacht and golf clubs in the area, as well as a host of water sports facilities. Westbourne Village is approx. 1km away, popular by day with those seeking coffee, patisseries, freshly baked bread, boutique shopping and groceries. Of an evening, Westbourne livens up for a fun night with many pubs, bars and restaurants offering a choice of global cuisine.

The region also has a developing arts scene with Poole Lighthouse home to the globally acclaimed Bournemouth Symphony Orchestra. London Waterloo is accessible in approx 2 hours from the local train station at Branksome and Bournemouth International Airport is less than 8 miles away.





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Approximate Gross Internal Area
4197 sq ft - 390 sq m



Not to Scale. Produced by The Plan Portal 2022
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(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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