



Magnificent high specification residence

Branksome Park, Poole BH13

Freehold - Guide Price £2,750,000



5 bedroom suites • Kitchen/breakfast/family room • 2 reception rooms • Study • Cinema room • Gym, Sauna and shower room • Indoor swimming pool • Sun terraces and Double garage

Local information

Branksome Chine beach 0.5 miles
Westbourne shops 0.75 mile
Canford Cliffs shops 0.8 mile
Poole Harbour 1.2 miles
Sandbanks 1.5 miles
Bournemouth centre 2 miles
Poole centre 3.5 miles
London 110 miles (1 hour 50 minutes by train)

All times and distances are approximate

About this property

Sonata is a exceptional three-story detached home of contemporary design, that has been extended and enhanced by the current owner to an exceptionally high standard. The property is set in and acre of wooded garden within a quiet and peaceful location in Branksome Park.

The property offers luxurious living and extends to approximately 6,500 sq ft. The heart of the home is a feature kitchen/breakfast/family room opening on to indoor swimming pool complex and extensive sun terraces. The accommodation further includes a delightful drawing room opening onto the landscape garden, separate terrace/bar, study, cinema room, gymnasium, sauna and five en suite bedrooms.

Sonata combines a modern architectural style, with well designed accommodation and the benefit from a wonderful woodland setting providing a concord of indoor and outdoor living.

Specification -

* Rational kitchen with curved central island, Granite worktops and a range of Gaggenau appliances

* Indoor swimming pool complex with large vaulted skylight, audio system, high tech LED mood lighting

* State of the art fully equipped bar, and custom-built study by 'Bespoke Furniture Company'

* Beautifully appointed 25ft drawing room with feature fireplace

* Cinema room with projection system and surround sound

* Gymnasium with shower room and sauna

* Zoned under floor gas fired central heating throughout

* Programmable lighting and integrated audio system

* Intruder Alarm system

* Extensive landscaped south west facing rear garden with a herb garden to the rear

Tenure

Freehold - Guide Price
£2,750,000

EPC rating = B

Viewing

Strictly by appointment with Savills





Sonata, 3 Western Road, Branksome Park
Approximate Gross Internal Area -> 600 sq m / 6455 sq ft

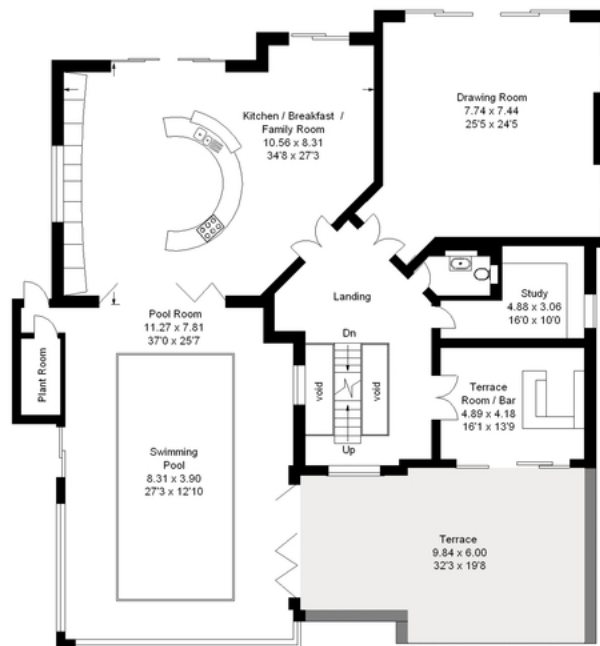


FLOOR PLANS SOUTHERN © 2015
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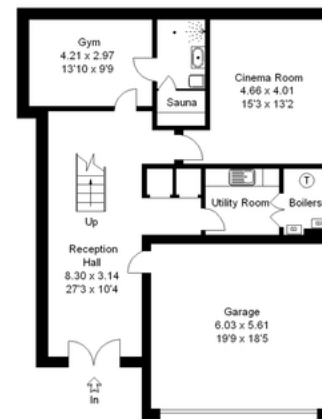
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Not drawn to scale, unless stated. Dimensions shown are to the nearest 1/2 inch (12mm) and are through cupboards &
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preparation of this plan, please check all dimensions against the property drawings before making any decisions
reliant upon them.



First Floor



Ground Floor



Lower Ground Floor

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 81 | 84 |
| (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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