



Luxury mansion style house set in a secluded location

**Branksome Park, Poole BH13**

Freehold - Guide Price £3,750,000



5 bedrooms • 4 bathrooms • 5 reception rooms •  
Kitchen/family room • Utility room • 2 cloakrooms •  
Games room • Four car garage

#### Local information

Branksome Chine 300 metres  
Local beach 0.7 mile  
Canford Cliffs shops 1 mile  
Westbourne shops 1 mile  
Poole Harbour 1.75miles  
Sandbanks 2 miles  
Bournemouth centre 2.5 miles  
Poole town centre 3.5miles  
Bournemouth Airport 11 miles  
London 110 miles (2 hours by train)

All times and distances are approximate

#### About this property

Redlands is an impressive and substantial property built and finished some fifteen years ago to a very high standard by the present owners. The house has been designed to age gracefully along the lines of a classic country house and is set in secluded well landscaped grounds extending to approximately 1 acre.

Mornish Road is one of the most sought after roads within the Branksome Park conservation area and is located close to Branksome Chine which provides a delightful wooded walk down through to award winning beaches in one direction and tennis courts and a bowling green in the opposite direction.

This stunning home has an attractive entrance porch with double front doors opening to a large and imposing reception hall with a natural stone tiled floor and a sweeping stone staircase with bespoke wrought iron balustrade leading up to a

galleried landing. The reception rooms are predominately south and west facing that comprise a sitting room, impressive dining room with wood panelled walls and a stunning feature kitchen/breakfast/family room with a morning room off, all inter-linked and with French doors to the rear sun terrace and garden. In addition there is a study/library a garden room and two ground floor cloakrooms.

On the first floor is an expansive main bedroom suite with his and hers dressing rooms and a spacious and luxuriously appointed en-suite bath/shower room. There are four further bedrooms and three bathrooms two of which are en suites. Above the quadropole garage and accessed directly from within the property via a lobby is a first floor games room or large office.

The house is tucked away approached via electric gates with a large block paviour driveway leading to the garaging and providing plenty of parking. To the rear of the property is an expansive south facing sun terrace with stone steps leading down to a large lawn area.

#### Tenure

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EPC rating = C

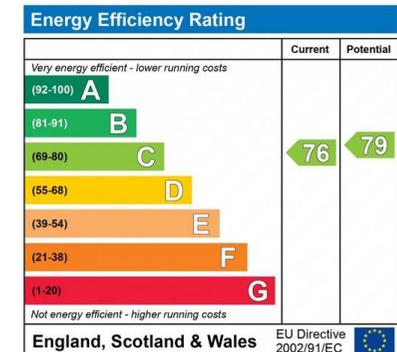
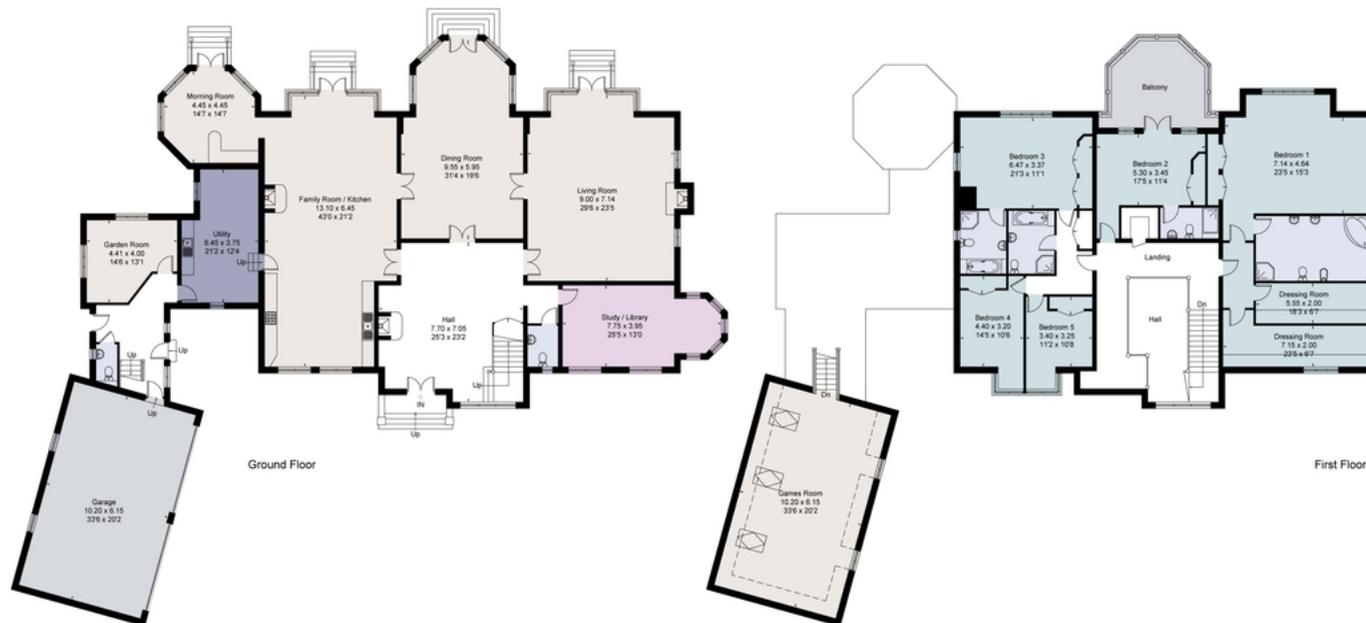
#### Viewing

Strictly by appointment with Savills





Approximate Floor Area = 593 sq m / 6383 sq ft (Excluding Void)  
 Garage = 125.7 sq m / 1353 sq ft  
 Total = 718.7 sq m / 7736 sq ft



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