



THE MULBERRY ESTATE

CANFORD CLIFFS • POOLE • DORSET





THE MULBERRY ESTATE

3 LAWRENCE DRIVE • CANFORD CLIFFS

POOLE • DORSET • BH13 7EN

Elegant Coastal Estate

Canford Cliffs 0.5 miles • Sandbanks beach 1.2 miles
Bournemouth Town Centre 4 miles • Bournemouth Airport 11.7 miles
London 110 miles (trains to London Waterloo from 1hr 52mins)
(All distances and times are approximate)

THE ACCOMMODATION

MULBERRY HOUSE

Grand reception hall • Drawing room • Sitting room • Open plan kitchen/dining/family room
Formal dining room • Study • Utility room • Cloakroom • Master bedroom suite with balcony and sun terrace
Three further bedroom suites • Top floor gymnasium/dance studio
Television Room • Bedroom suite with sun balcony

OUTSIDE: Landscaped front and rear gardens • Extensive Sun terracing • Heated swimming pool

Pool House: Leisure area/kitchen, WC, Store room, Shower and Changing room

Triple garage block with self-contained one bedroom apartment above

HAMPTON HOUSE

Reception hall • Kitchen/breakfast room • Living/dining room • Study • Utility room
Master bedroom suite • Four further bedrooms • Family bathroom • Two further en suites
Top floor games/media room
Level lawned garden • Integral double garage

LITTLE BERRY

Entrance hall • Living room • Kitchen • Utility • Cloakroom
2 bedrooms • Family bathroom

For Sale Freehold

In all of about 2.2 acres

THE MULBERRY

The Mulberry Estate is a magnificent coastal retreat offering a unique opportunity to acquire the only private estate in the Canford Cliffs/Branksome Park area. These exclusive properties command a spectacular position in surroundings that offer tranquillity, privacy and seclusion. This idyllic haven benefits from stunning far reaching south westerly views across Parkstone Golf Course towards Poole Harbour with the Purbeck Hills beyond.

This distinctive estate consists of three properties set within beautifully landscaped private grounds that extend to approximately 2.2 acres. **Mulberry House**, is the principal residence and exudes elegance throughout. Adjacent to the main property is **Hampton House**; a detached New England style 4,426 sq ft high specification property and **Little Berry**; the original detached gate house.

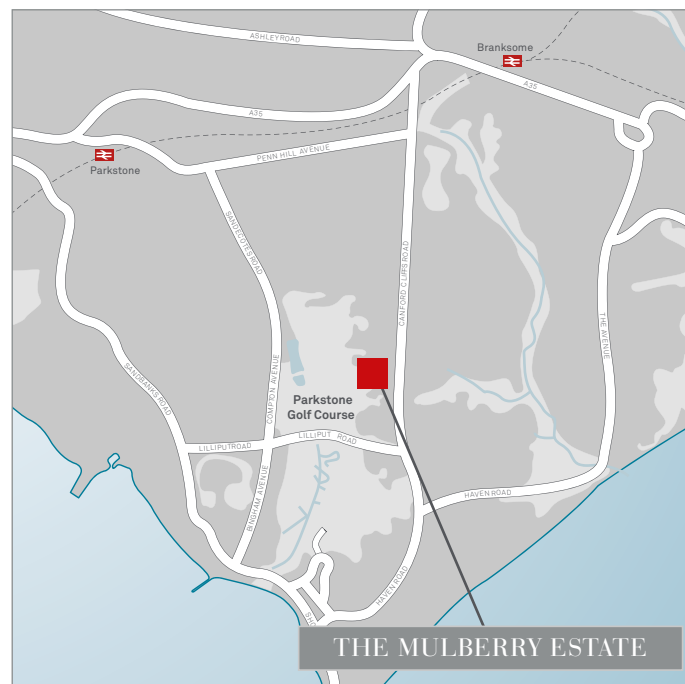
Everything about The Mulberry House estate is of the highest quality; the location, surroundings, design, accommodation, specification and workmanship.

ESTATE



LOCATION

Lawrence Drive is an exclusive cul-de-sac regarded as one of the finest addresses in the sought after Canford Cliffs/Branksome Park area. This modern estate benefits from a private and inspiring setting, in extensive landscaped grounds adjoining the highly regarded Parkstone Golf Course.



MULBERRY HOUSE

Mulberry House is undeniably one of the finest luxury mansions on the South Coast, combining exacting architecture, exceptional specification and the finest technology. This superb recently built residence of grand proportions extends to approximately 12,410 sq ft and has been constructed with an uncompromising level of luxury and attention to detail by the current owners.

This timeless classic is an architectural masterpiece, that will age gracefully and charm its owners and visitors for generations.

DESIGN

The luxurious accommodation is arranged over three floors and inspired by a Regency style. The property boasts attractive natural Bath stone elevations that have been tastefully designed for modern living. Although a large imposing property, Mulberry House possesses carefully balanced proportions with many fine features throughout including impeccable joinery, high ceilings, beautiful sash windows and oversized doors.





GROUND FLOOR

Mulberry House is entered through oversized double doors opening into an impressive grand reception hall with a sweeping circular Purbeck stone staircase leading up to the galleried landing. Your eye is drawn to the feature contemporary chandelier* that is cleverly maintained on a winch. The engineered Oak strip wood flooring runs seamlessly through the reception hall, formal dining room and open plan kitchen/day room.

The reception rooms are predominantly south and west facing, boasting sumptuous entertaining space that comprise of a dual aspect sitting room/games room with fully equipped bar, drawing room with views across the delightful gardens and a separate formal dining room.

The heart of the house is the magnificent and extensive kitchen, dining, day room with a superb walk-in pantry and feature circular dining area. The stunning kitchen by Hayburn & Co has an array of bespoke cupboards, curved units and quartz stone worktops and is a true joinery masterpiece.







The built-in kitchen table and banquette seating can comfortably accommodate 12 guests with further relaxed seating in the snug, family area and circular dining area which has a private outlook across the large rear sun terrace overlooking Parkstone Golf Course.

*Chandelier and lighting by separate negotiation



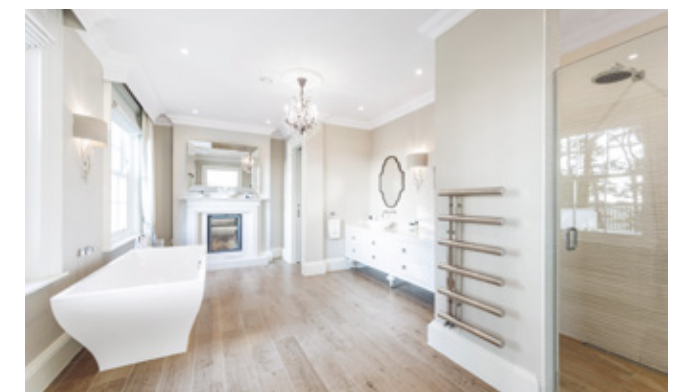
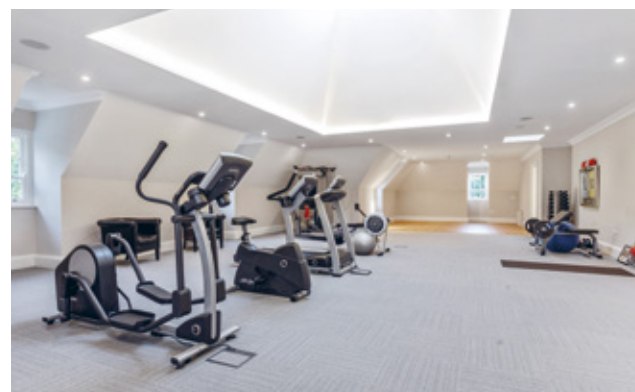
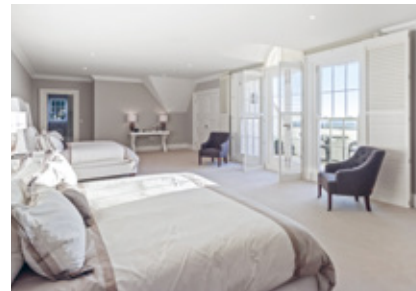
FIRST FLOOR

Of particular note is the expansive master bedroom suite with superb open views towards the entrance to Poole Harbour and Brownsea Island, his and hers dressing rooms, spacious en suite with feature stand-alone bath, walk-in shower room and STUV log burner for those colder winter nights. The south west facing balcony and private sun terrace provide a perfect viewing platform for taking in the spectacular sunsets.

Three further bedrooms with dressing rooms to bedroom 2 and 3, walk-in wardrobes to bedroom 4 and all with luxuriously appointed en suites.

Large fully equipped laundry room with a range of fitted cupboards and shelving, quartz work surfaces, Franke by Villeroy and Bosch butler sink, stacked washing machine and tumble dryers *Appliances by separate negotiation

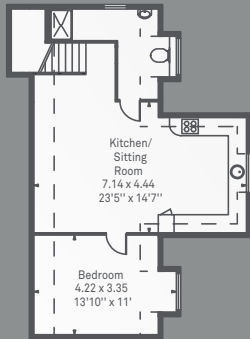
On the second floor there is an oversized double bedroom with superb views of Poole Harbour, sun balcony and a spacious en suite bath and shower room. An impressive gymnasium/ dance studio with vaulted atrium and separate television room completes the internal accommodation.



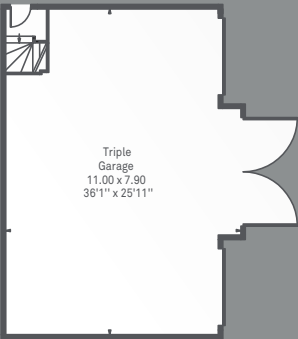
Mulberry House Estate

Gross internal area (approx.)
Total = 1363 sq.m (14669 sq.ft)
Main House = 1153 sq.m (12410 sq.ft)
Outbuildings = 210 sq.m (2259 sq.ft)
(Including Restricted Head Height Area)

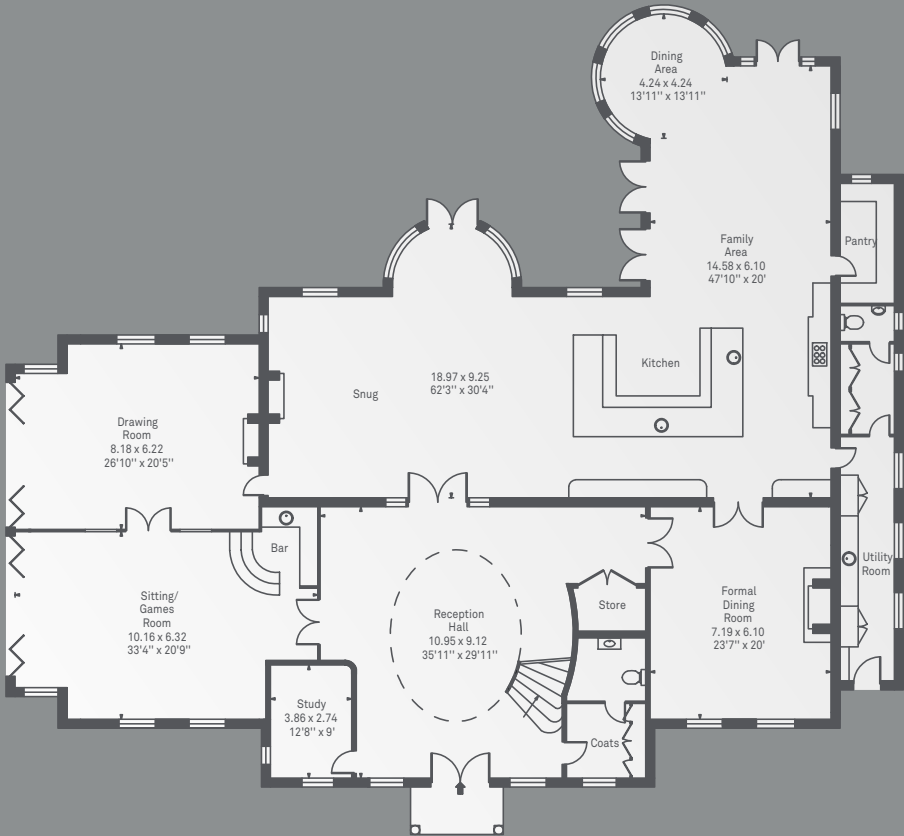
Garage Block



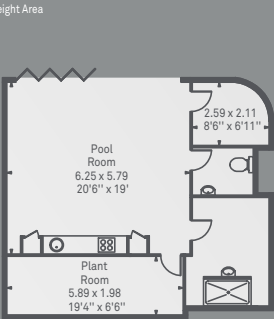
First Floor



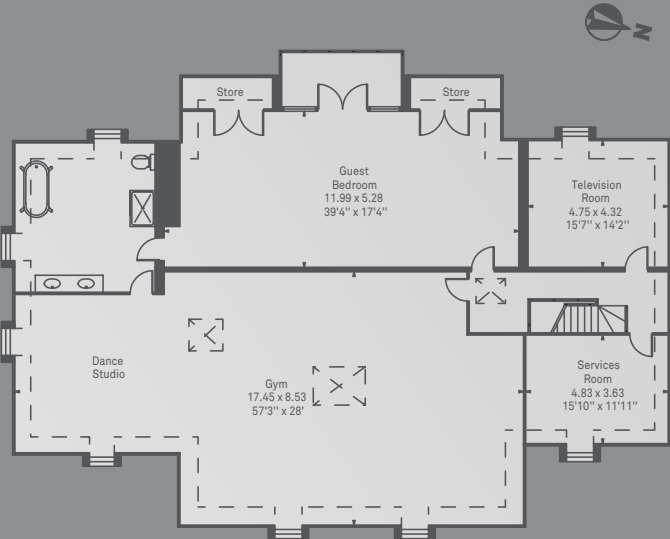
Ground Floor



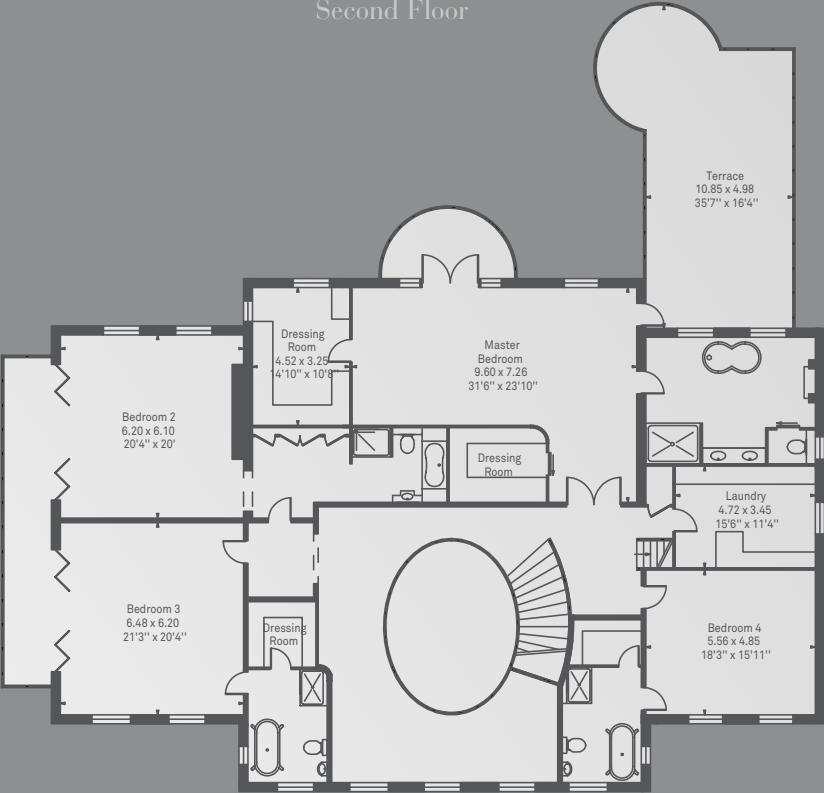
Ground Floor



Pool House



Second Floor



First Floor

OUTSIDE

An expansive level lawn, walled gardens with beautiful provincial borders, box hedging and stately pine trees are present across the grounds, leaving a lasting impression to all who visit the property.

There is an extensive wrap around natural Bath stone terrace with inset lighting, stone fire pit and several seating areas. Wide central steps lead down to the lower garden area, where there is a secluded outdoor heated swimming pool area, which is complemented by a Hydropool self-cleaning hot tub and fully equipped pool house.

Private Pool House with bi folding doors opening onto the living/kitchen area with quartz work surface, fitted units, Shaws sink with Quooker taps, integrated Hotpoint fridge/freezer, Siemens induction hob and built-in oven. Changing room facilities with walk-in wet room, separate wc and store room.





GARAGE BLOCK

Attractive detached triple garage block with self-contained accommodation above. Feature clock tower and wind dial, depicting the wildlife and deer that roam the grounds on occasion.

The one bedroom studio apartment boasts elegant Neptune fittings, gas fired central heating with individually controlled radiators and luxuriously appointed shower room with Neptune, Grohe and Villeroy and Bosch fittings.



HAMPTON HOUSE

Hampton House is an impressive New England style property, approached via private gates and a resin bonded driveway. The property offers an excellent flow of bright accommodation set over three floors. Many fine features including Hayburn & Co fitted furniture, windows and joinery, Lutron lighting, STUV log burner fire, Cat 6 network cabling, luxurious Villeroy and Bosch suites, Grohe fittings and private level lawned garden.



Hampton House

Gross internal area (approx.)

Total = 411 sq.m (4426 sq.ft)



Eighteen

LITTLE BERRY

Little Berry is the original detached gate house adjacent to Mulberry House. The property benefits from 2 bedrooms, 1 reception room and is bordered by a striking walled garden.

GENERAL SPECIFICATION MULBERRY HOUSE

- Handmade Hayburn & Co traditional oversized weighted sash windows and oversized doors with heavy duty chrome ironmongery
- Security alarm with CCTV
- Computerised Lutron lighting system
- AMX home automation system
- Extensive TV, Phone and Cat 6 network cabling
- Beautiful architraves, skirting and cornicing
- Luxuriously appointed bathrooms, shower rooms and cloakrooms all with Villeroy and Bosch suites and Grohe fittings
- Portland stone fireplaces
- STUV log fires with sliding glass partition allowing the fire to be operated with the glass raised
- Pocket doors to some rooms

GENERAL REMARKS

FOR SALE FREEHOLD

The accommodation is well suited to family living and entertaining, with the size and layout of the rooms shown on the floorplans printed within this brochure.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others may be available by separate negotiation.

LOCAL AUTHORITY

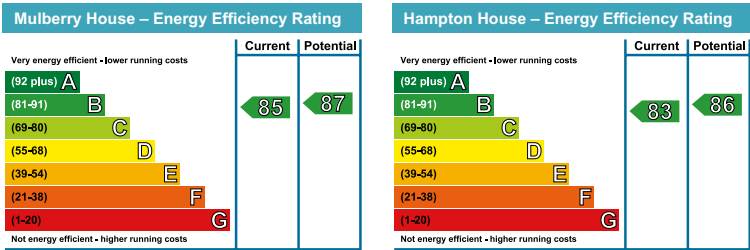
Borough of Poole, Housing and Community Services Civic Centre, Poole, BH15 2RU. Tel: 01202 633805.

DIRECTIONS FROM LONDON

From the M3 follow signs to The West and the M27. Take the M27 towards Bournemouth, onto the A31 towards Ringwood. After Ringwood take the A338 to Bournemouth. In Bournemouth continue onto the A35/ Wessex Way until the Liverpool Victoria roundabout by Westbourne. Take the second turning B3065/The Avenue to Canford Cliffs and Sandbanks. Continue on the B3065 through Canford Cliffs village and turn right at the mini roundabout beside Loch Fyne Restaurant onto Canford Cliffs Road. Lawrence Drive is the second road on the left.

VIEWINGS

All viewings must be made strictly by appointment only through Savills.



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