

Luxury+Prestige

LITTLE CHARTERS

7 WESTERN AVENUE, BRANKSOME PARK, POOLE, BH13 7AL





























TAKE A STEP INSIDE



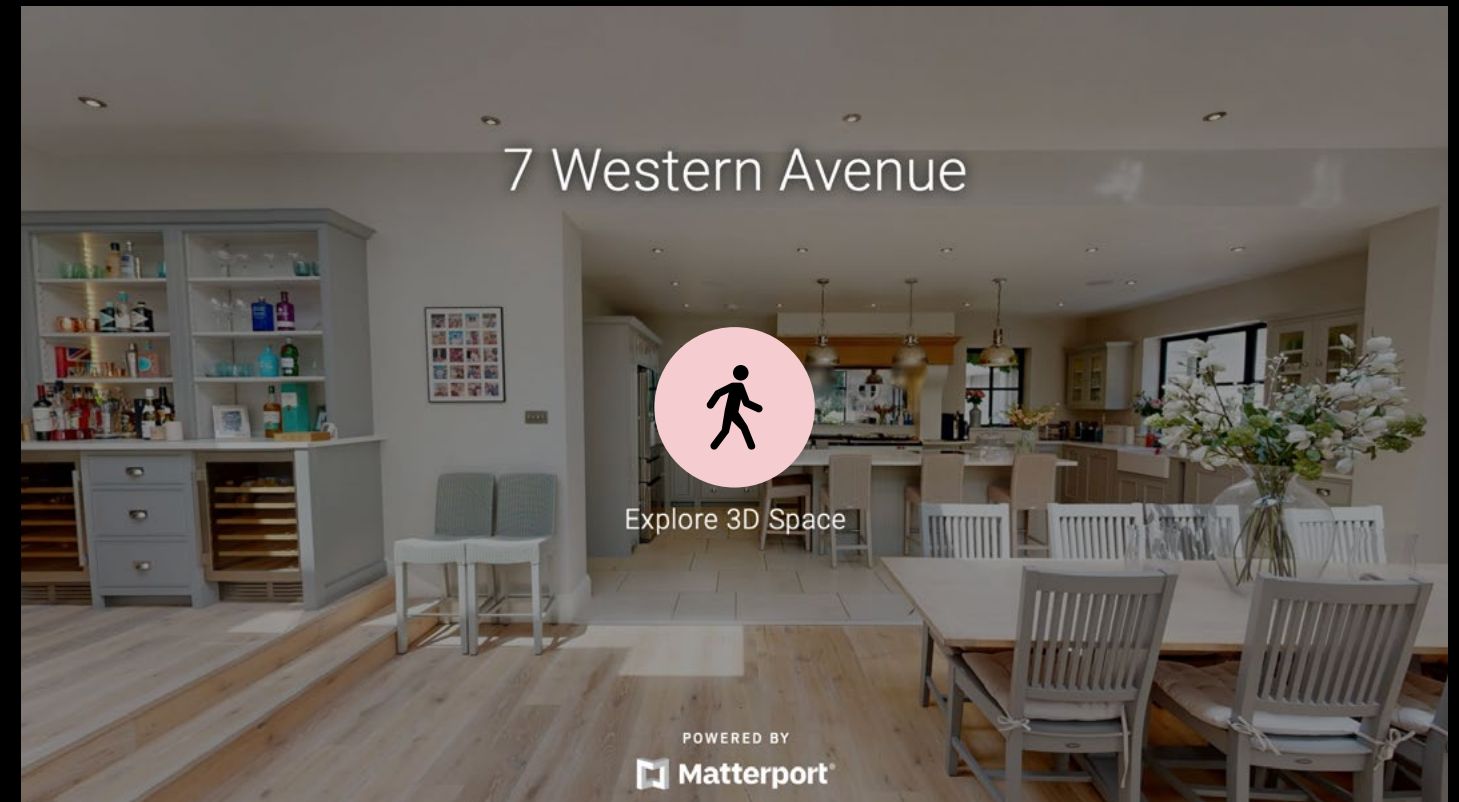
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

Matterport™

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

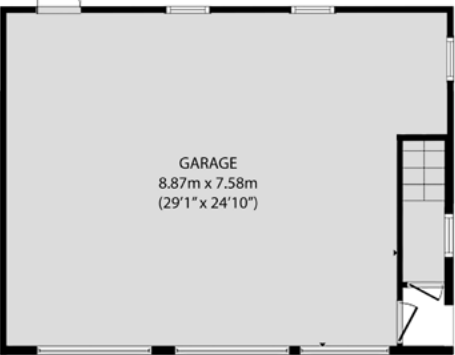
Floorplan

Little Charters, 7 Western Avenue
Branksome Park, Poole, BH13 7AL

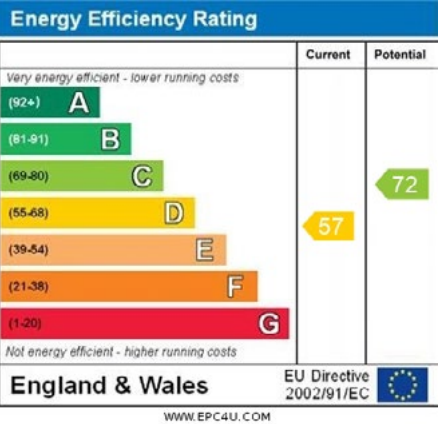
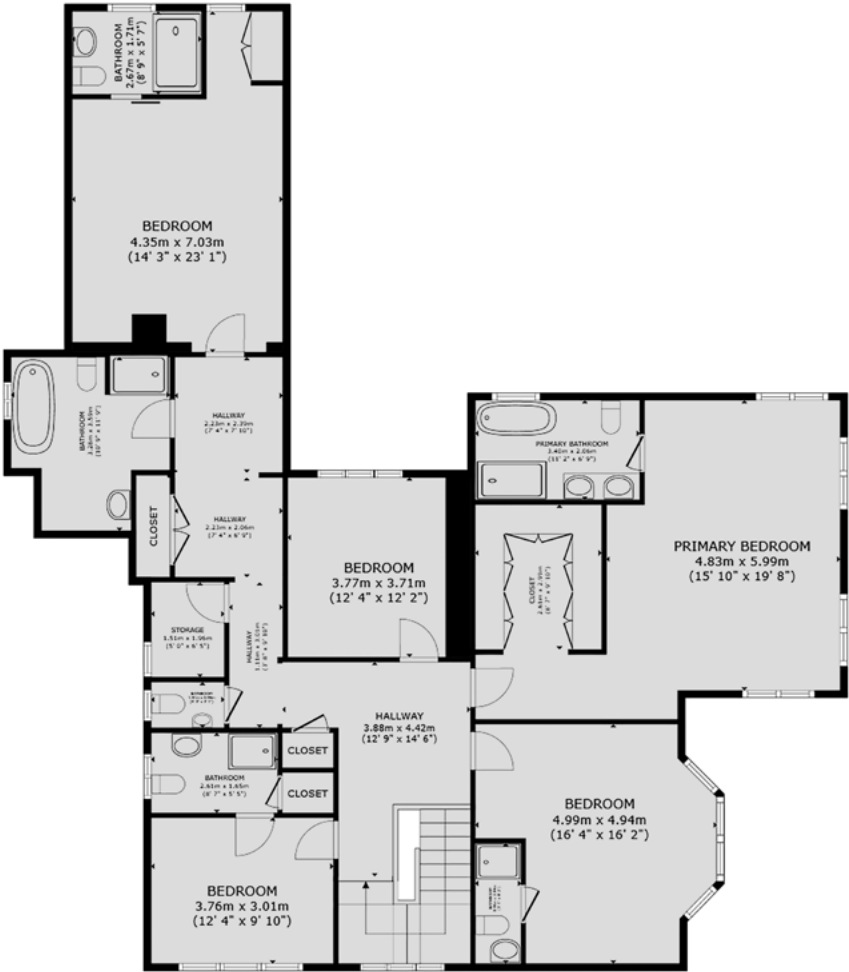
GROSS INTERNAL AREA

House:	
Ground Floor:	2,962 sq. ft / 275 m²
First Floor (Inc. Annexe):	2,556 sq. ft / 237 m²
Garage:	723 sq. ft / 67 m²
Overall Total:	6,241 sq. ft / 579 m²

Sizes and dimensions are approximate, actual may vary.



*NOT SHOWN IN ACTUAL LOCATION
OR ORIENTATION



Summary

Little Charters occupies a wonderful level and sunny plot of one acre on one of the most exclusive roads in Branksome Park, where many of the area's best houses can be found.

The original dwelling has been tastefully extended and modernised resulting in a hugely impressive family home with extremely versatile accommodation. The newly constructed open plan kitchen family room could only be described as a triumph and this amazing space features a stylish hand painted kitchen complete with centre island and breakfast bar, stone tops, a full complement of integrated appliances as well as a range cooker. Above the informal dining and sitting areas there are ceiling lanterns which flood the area with natural light and doors connect to the private sun terrace. There is a choice of reception spaces and a home office offering a myriad of options for growing families. Upstairs there are five bedrooms and five bathrooms - all impeccably finished. As if that wasn't enough there is an oversize garage for up to three cars with a self contained guest suite above meaning that the total built form extends to nearly 6,250 square feet. The crowning glory must surely be the beautiful grounds and particularly the main lawn which is picture perfect and benefits from an outdoor pool.

Details

Guide Price:	£3,750,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£363,750**	
	Additional Home	£551,250**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Sensational setting
- + Private grounds of one acre
- + Five bedrooms, five bathrooms
- + Choice of receptions
- + Superb open plan kitchen lifestyle room
- + Beautiful interior
- + Outdoor swimming pool
- + Separate guest annexe
- + Garage for up to three cars
- + Highly prestigious location

Our team



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Property ref:	1067
Published:	July 2025



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