

Luxury+Prestige



# SOUTHWOLD

5 MARTELLO ROAD, BRANKSOME PARK, POOLE, BH13 7DQ







































# TAKE A STEP INSIDE



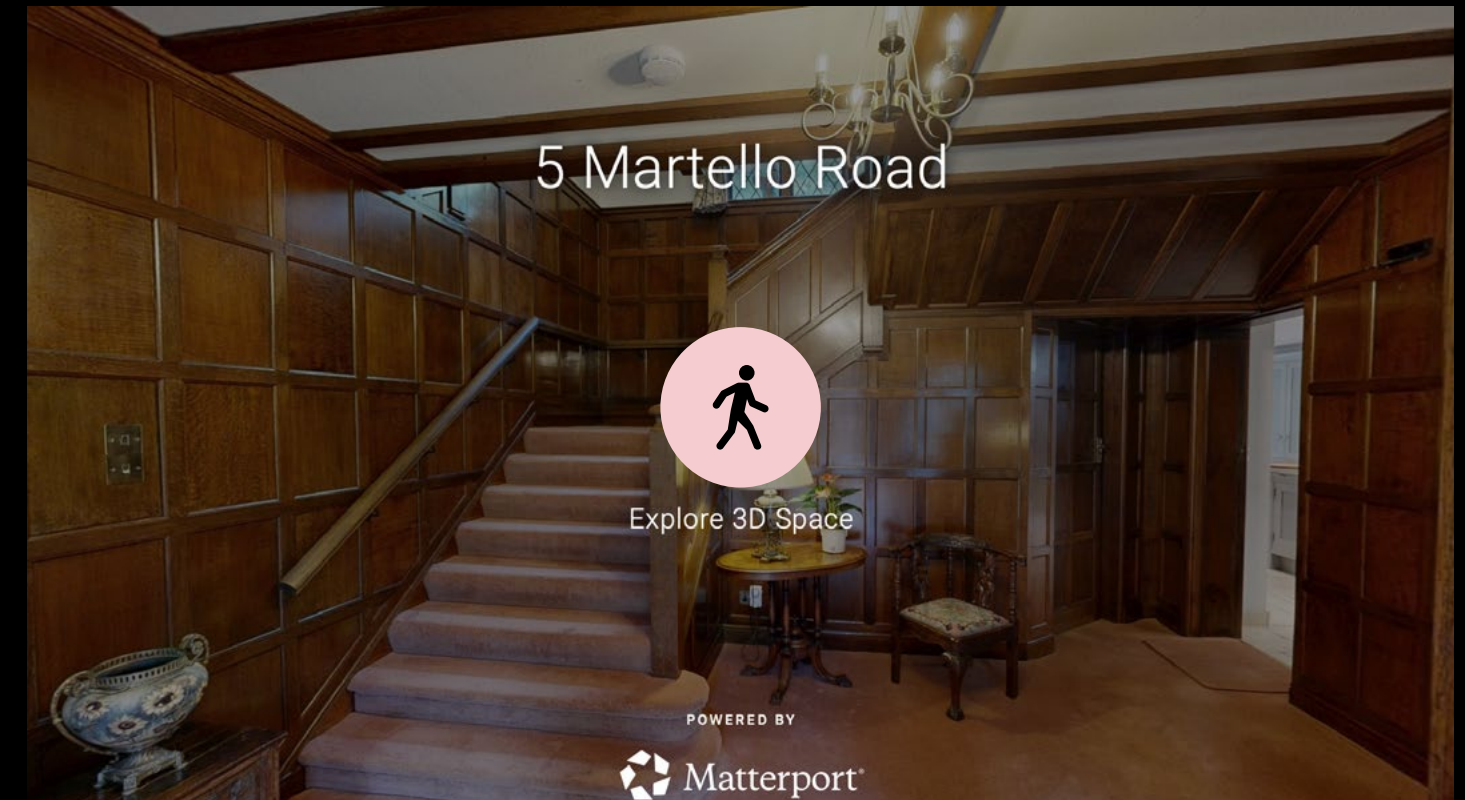
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

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.

**Matterport™**



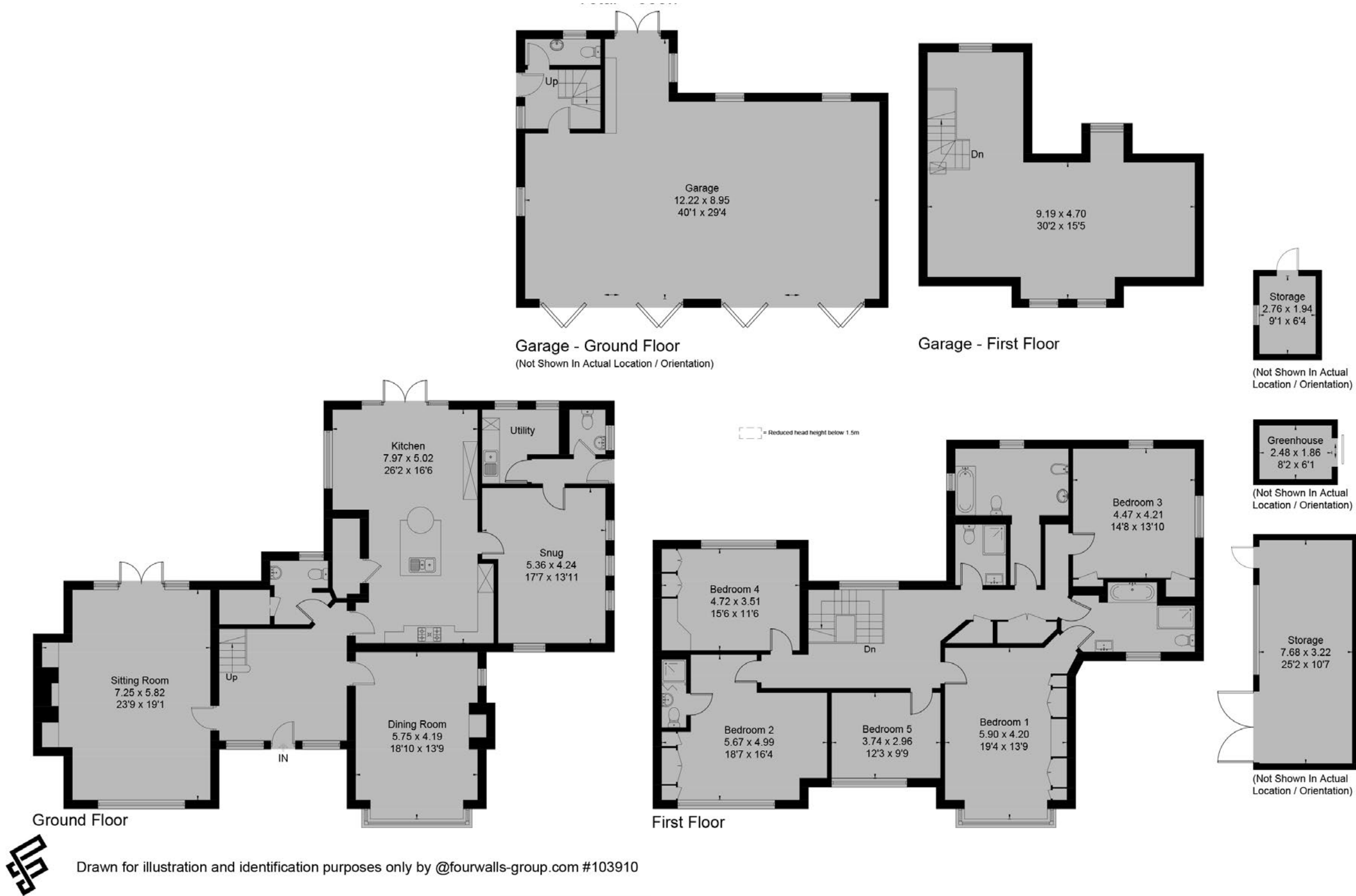
# Floorplan

Southwold, 5 Martello Road,  
Branksome Park, Poole, BH13 7DQ

GROSS INTERNAL AREA

House:	3,464 sq. ft / 322 m <sup>2</sup>
Garage:	1,587 sq. ft / 147 m <sup>2</sup>
Outbuildings:	371 sq. ft / 35 m <sup>2</sup>
Total:	5,422 sq. ft / 504 m <sup>2</sup>

Sizes and dimensions are approximate, actual may vary.





# Summary

Southwold is located in arguably Branksome Park's most exclusive enclaves where properties in the immediate vicinity have changed hands for over £4M.

The property is set back from the road and makes an imposing and attractive impression thanks to its brick and tile hung elevations combined with twin gables and an eyebrow window. The main dwelling currents offers four bedrooms, three bathrooms and a home office on the first floor as well as a choice of reception rooms in addition to the 27' kitchen diner and the oak panelled reception hall.

The grounds are a feature of the property, with front and rear, but a stand out feature is a later addition in the form of a detached garage for up to 4 cars with a significant studio space above with a maximum measurement of just over 30 feet. This has been a treasured family home for around 40 years and offers huge potential for incoming owners looking to put their own stamp on the decor and potentially the layout, subject always to the necessary consents.

# Details

Guide Price:	£2,500,000		
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	£213,750**	
	Additional Home	£338,750**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2025/2026	£4,509.88pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + Attractive and impressive elevations
- + Highly prestigious address
- + Extensive grounds
- + Garaging for up to 4 cars with studio above
- + 4/5 bedrooms
- + Choice of receptions
- + Huge potential
- + Panelled hall and dining room
- + Beautiful oak staircase
- + 27' kitchen / diner



# Our team



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Property ref:	1135
Published:	February 2026



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