

Luxury+Prestige

# 19 MORNISH ROAD

BRANKSOME PARK, POOLE, BH13 7BY

































The Annexe









# 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

19 Mornish Road, Branksome Park  
Poole, BH13 7BY

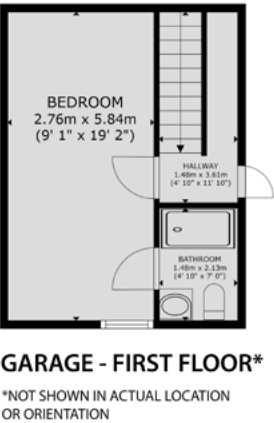
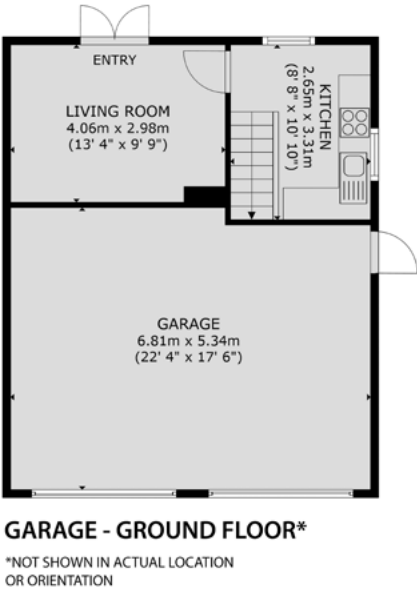
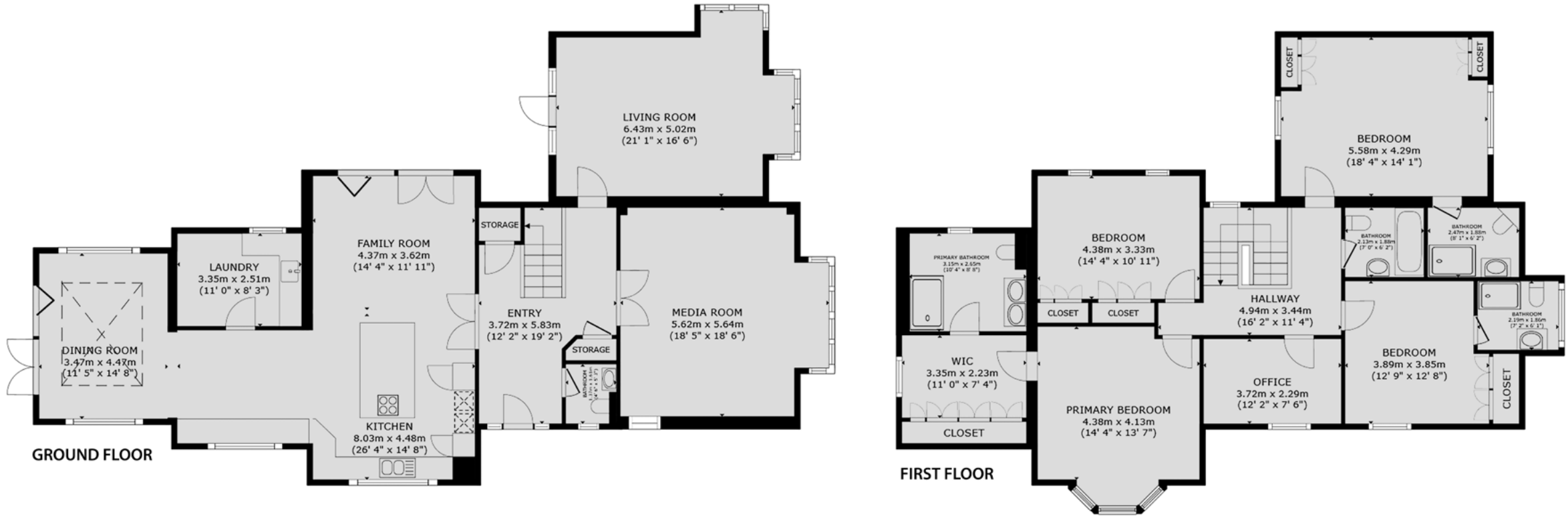
GROSS INTERNAL AREA

House:  
Ground Floor: 1,783 sq. ft / 166 m²  
First Floor: 1,455 sq. ft / 135 m²  
Total: 3,238 sq. ft / 301 m²

Garage  
Ground Floor: 617 sq. ft / 57 m²  
First Floor: 273 sq. ft / 25 m²  
Total: 890 sq. ft / 82 m²

Overall Total: 4,128 sq. ft / 383 m²

Sizes and dimensions are approximate, actual may vary.





# Summary

**This attractive house is located on the corner of Mornish Road at Western Road and is sat in impressive grounds with rolling lawns.**

It was originally built by Kingsbury Homes, a renowned luxury house builder at the time with a reputation for high quality construction. The combined built form extends to over 4,100 square feet with an especially flexible layout. There are four bedrooms and four bathrooms (as well as a first floor home office) on the upper level whilst downstairs there is a choice of sitting rooms in addition to a large kitchen family room which zones comfortably for kitchen, informal sitting and dining. The kitchen has been refitted by the current owners with a range of contemporary units, an impressive array of integrated appliances as well as a centre island complete with breakfast bar. The house has a number of options for outside sitting and terraces, complemented by an impressive studio / garden room. There is underfloor heating to both floors and air conditioning to the kitchen family room, two of the bedrooms, the cinema room and the garden studio. The detached double garage also incorporates a separate guest annexe with its own front door. The gated driveway has two entrances with lots of room for additional casual and guest parking. The impressive grounds offer a substantial variety of quality established shrubs and planted borders featuring rhododendrons, azaleas amongst others, all of which has been designed with ease of maintenance in mind.

# Details

Guide Price:	£2,695,000		
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	£237,150**	
	Additional Home	£320,900**	
	** 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

- + Beautiful corner plot
- + Rolling lawns
- + Separate guest annexe
- + Over 4,100 square feet
- + Total 5 beds, 5 baths
- + Choice of receptions
- + Open plan kitchen family room
- + Gated driveway
- + Prestigious location
- + Sellers suited



# Our team



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