

Luxury+Prestige

# PARKWOOD HOUSE

26 WESTERN AVENUE, BRANKSOME PARK, POOLE, BH13 7AN























































# TAKE A STEP INSIDE



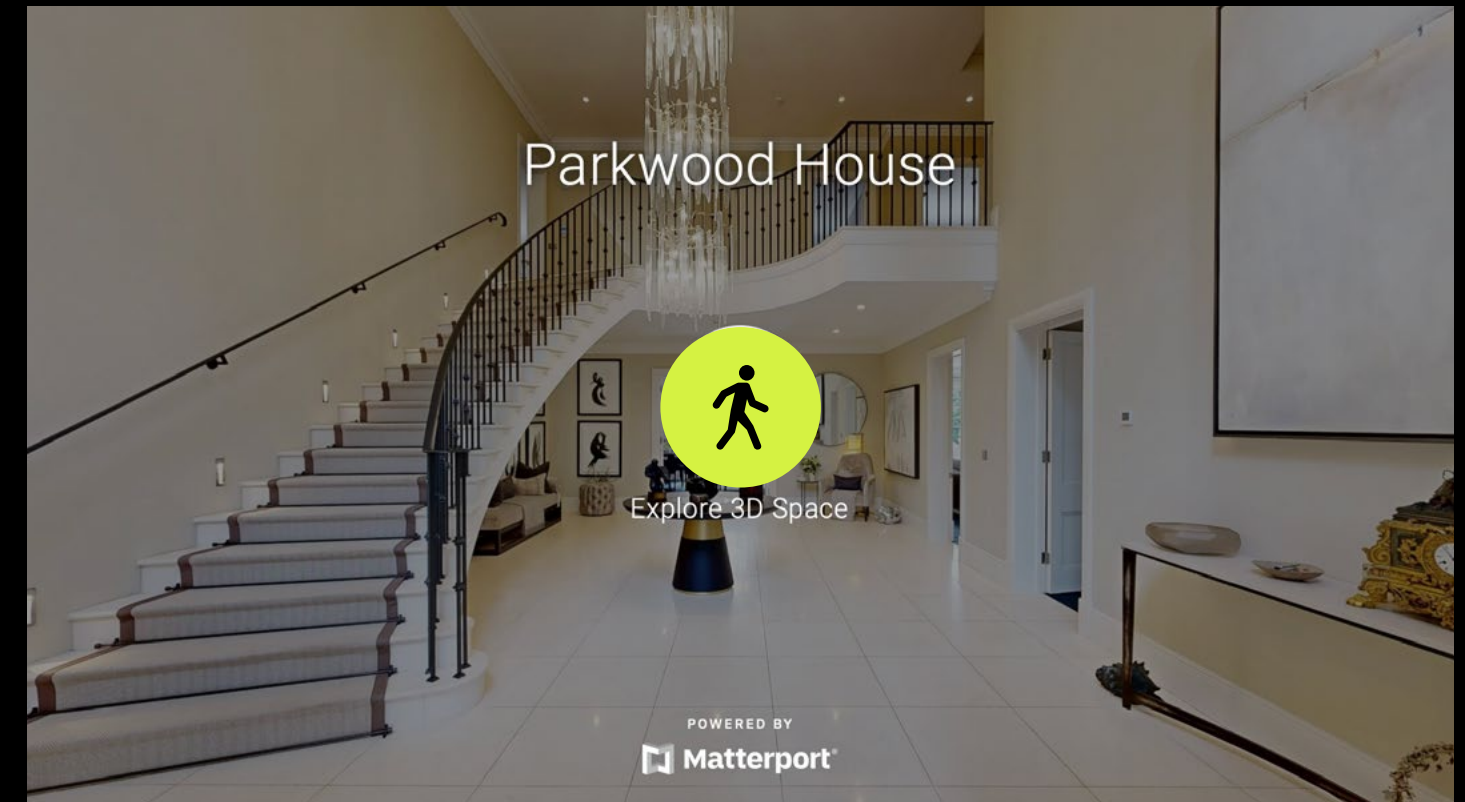
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



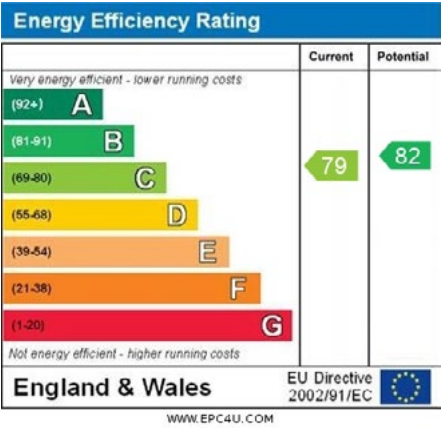
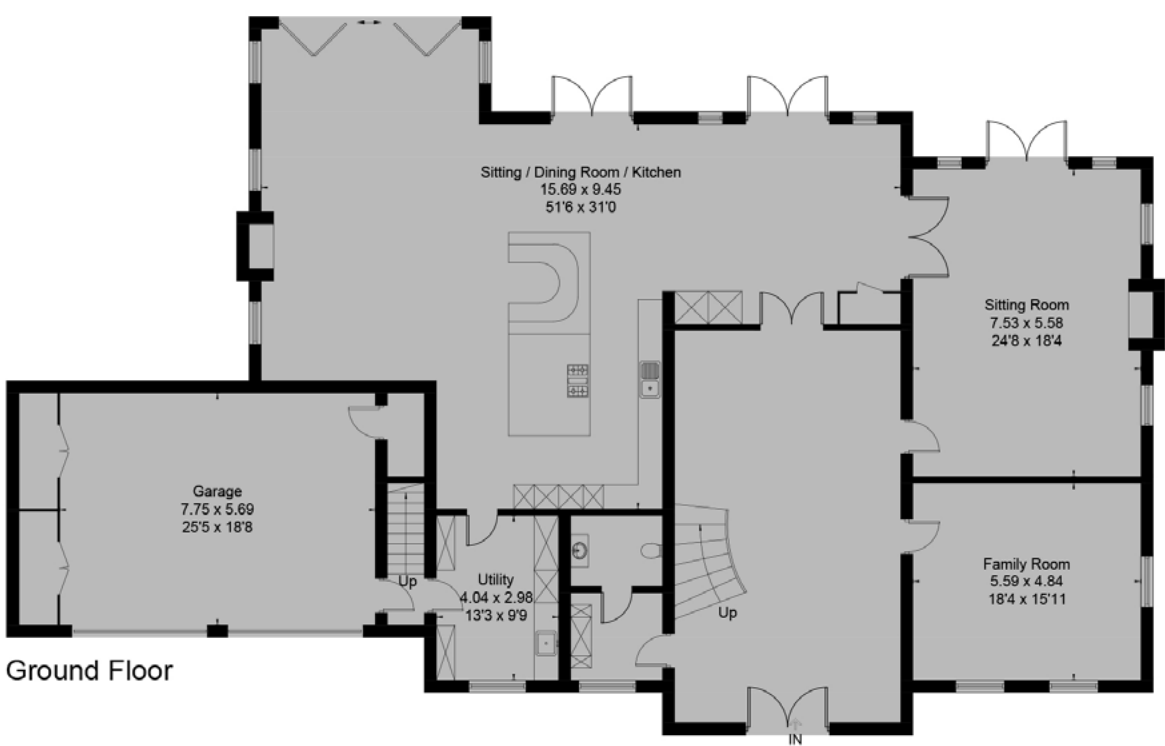
# Floorplan

Parkwood House, 26 Western Avenue  
Branksome Park, Poole, BH13 7AN

GROSS INTERNAL AREA

House: 6,581 sq. ft / 611 m²

Sizes and dimensions are approximate, actual may vary.





# Summary

**Parkwood House was constructed a few years ago by arguably the leading developer of luxury homes in the area.**

The location could scarcely be better in arguably the most prestigious road in Branksome Park and on the sunniest side with the benefit of a level lawn. Sat at the end of a long and imposing driveway the house is extremely attractive with built form extending to nearly 6,600 square feet.

The sense of arrival is echoed within the main dwelling in the form of a magnificent galleried reception hall with a sweeping staircase leading to a hugely impressive open plan lifestyle room spanning fifty one feet. This magnificent space is zoned for kitchen – complete with centre island and banquette, informal dining and comfortable sitting all opening onto a glorious sun terrace via French and bi-fold doors. The formal reception rooms are equally as impressive and complemented by a 25' gymnasium plus sauna, accessed via a private staircase.

On the first floor the principal bedroom with en suite dressing and a sumptuous en suite bathroom is truly palatial. The remaining bedrooms are all significant and benefit from en suite facilities. Parkwood House is beautifully appointed inside and out in a style which is both timeless and elegant.

# Details

Guide Price:	£5,495,000
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           £573,150** Additional Home   £847,900** ** based on guide price, correct as at 10.04.25
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

- + Premier location
- + Imposing setting
- + Sunny rear garden
- + Approximately 6,600 square feet
- + 51' lifestyle room
- + Stunning reception hall
- + Palatial principal bedroom suite
- + Total 4 bedrooms, 5 bathrooms
- + Spacious gymnasium / sauna
- + Integral double garage



# Our team



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