

Luxury+Prestige

# WESTERN HOUSE

15A WESTERN AVENUE, BRANKSOME PARK, POOLE, BH13 7AL

















# TAKE A STEP INSIDE



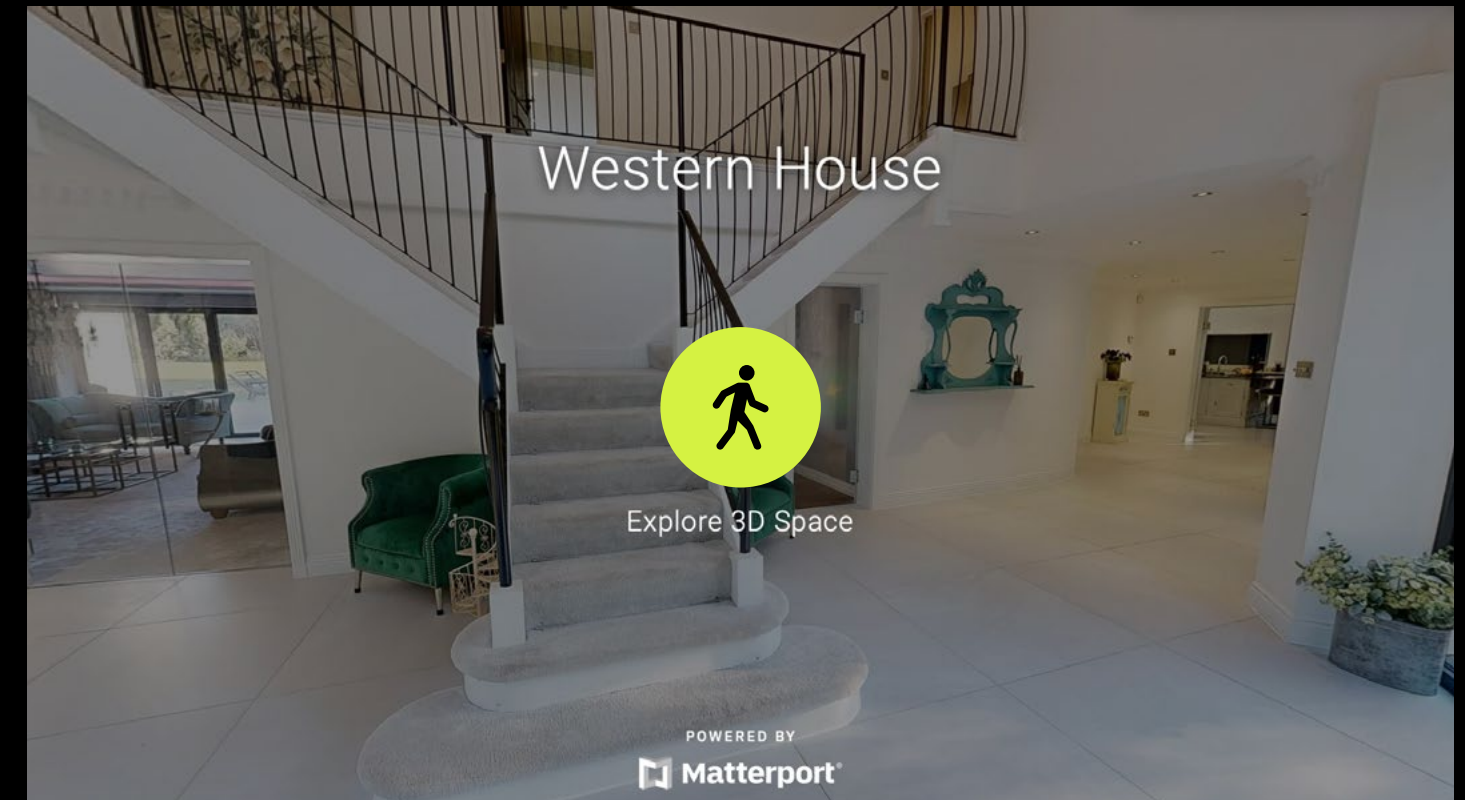
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

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

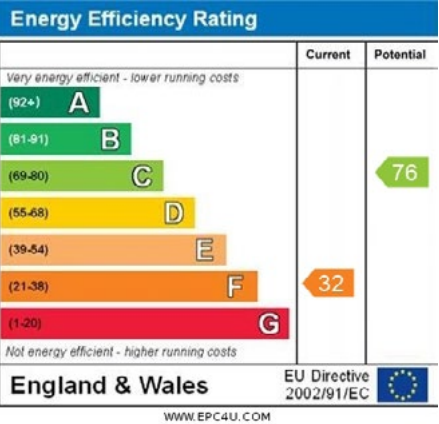
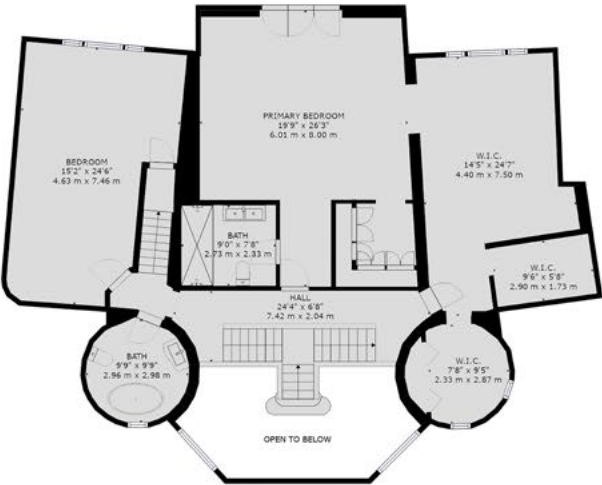
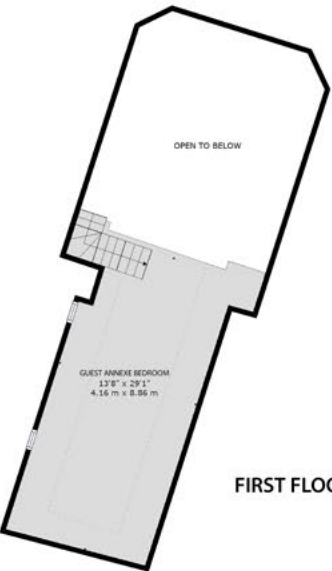
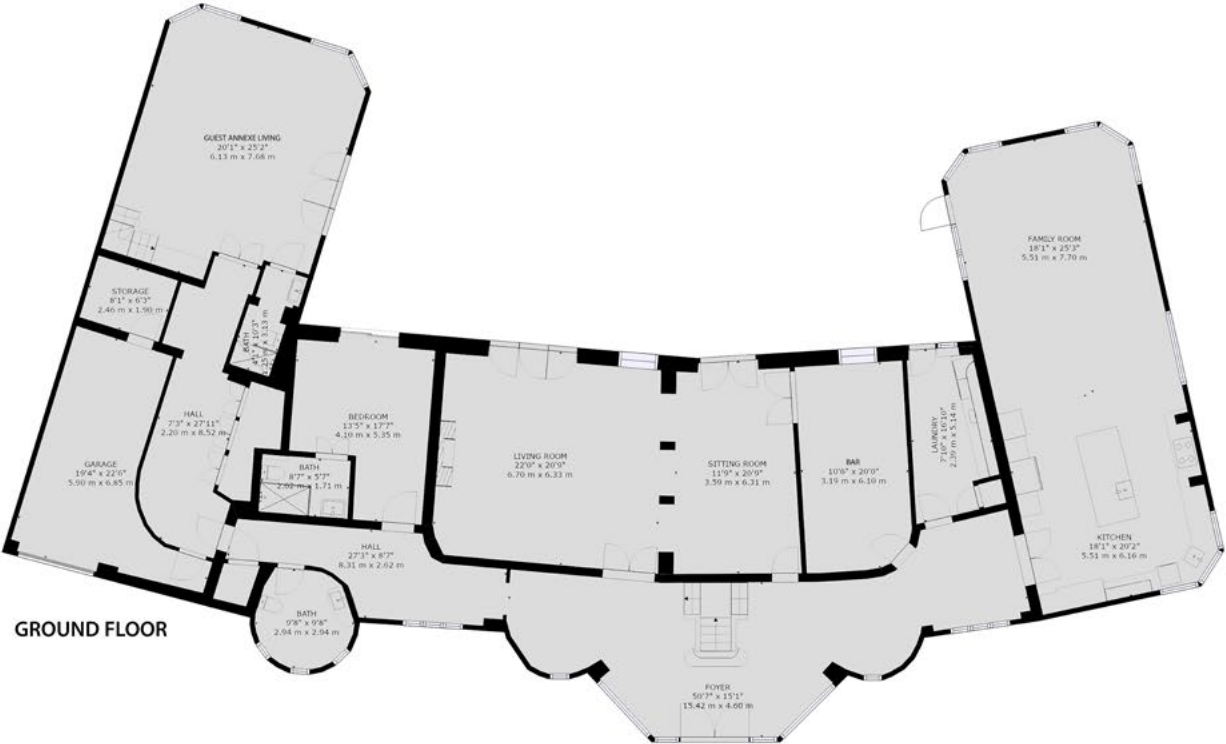
Western House, 15A Western Avenue,  
Branksome Park, Poole, BH13 7AL

GROSS INTERNAL AREA

House:  
Ground Floor: 3,930 sq. ft / 365 m<sup>2</sup>  
First Floor: 1,888 sq. ft / 175 m<sup>2</sup>  
Second Floor: 616 sq. ft / 57 m<sup>2</sup>  
Garage: 266 sq. ft / 25 m<sup>2</sup>  
(Excluded areas, reduced headroom below 1.5m - 664 sq. ft / 62 m<sup>2</sup>)

Overall Total: 6,700 sq. ft / 622 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

**Western House is one of the principal homes in Branksome Park. It occupies a magnificent plot turning the corner of Western Avenue and Bury Road.**

The largely level grounds benefit from a sunny aspect, something which is especially rare to find. The distinctive architecture includes no less than three turrets and the built form extends to over 6,700 square feet. The flexible layout is large and impressive and it includes six sizeable bedrooms, six bathrooms, five receptions and an integral garage. Features include a wonderful reception hall complete with an imperial staircase and a simply immense kitchen family room with a vaulted ceiling. As if to emphasise the house's first class entertaining credentials the semi open plan sitting areas connect to an uber cool fully fitted bar. The accommodation has been laid out to include a two storey guest wing with a galleried ceiling and the decor throughout is super stylish, having been interior designed by the current owners. Standout features include the epic principal bedroom suite and the stunning kitchen family room which opens directly onto the private sun terrace. The beautiful garden has been landscaped to include an outdoor swimming pool with automated cover, a sun deck and an outdoor kitchen. Naturally the driveway has plenty of room for guests and it is enclosed by remote control gates.

# Details

Guide Price:	OIEO £4,000,000
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           £393,750** Additional Home   £593,750** ** 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

- + Distinctive & well known home
- + Large and sunny plot
- + Outdoor swimming pool
- + Sun deck & outdoor kitchen
- + Approximately 6,700 square feet
- + Six bedrooms, six bathrooms
- + Epic kitchen family room
- + Two storey guest wing
- + Beautiful decor
- + Ideal for entertaining

# Our team



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Property ref:	0922
Published:	December 2025



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