



LUXURY &  
PRESTIGE

Wildwood, 12A Western Avenue  
Branksome Park, Poole, Dorset, BH13 7AL





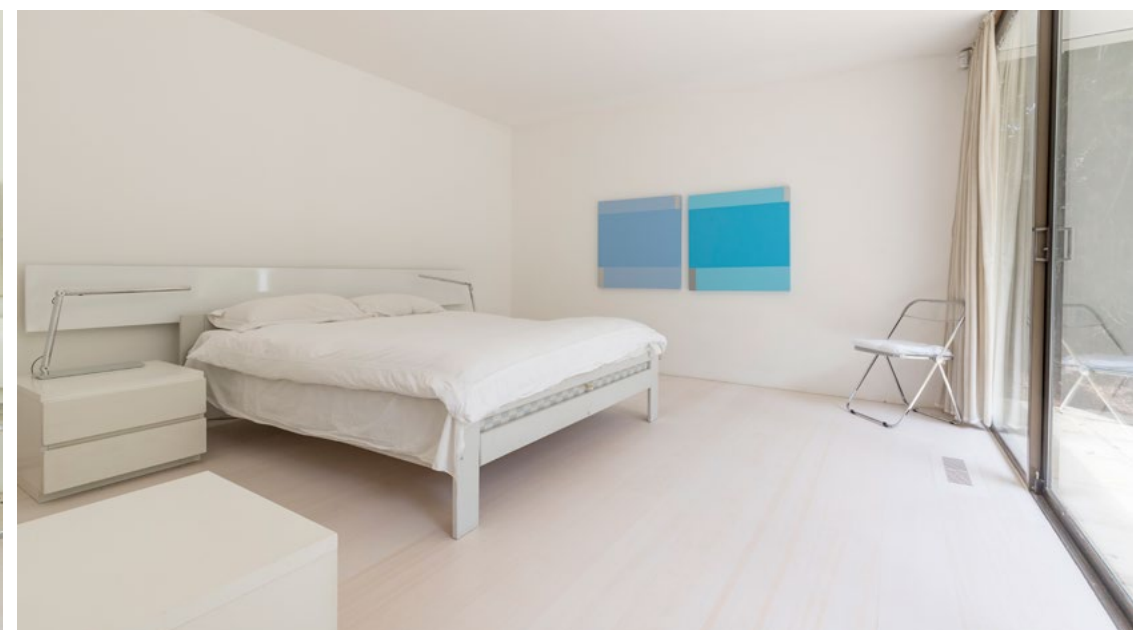
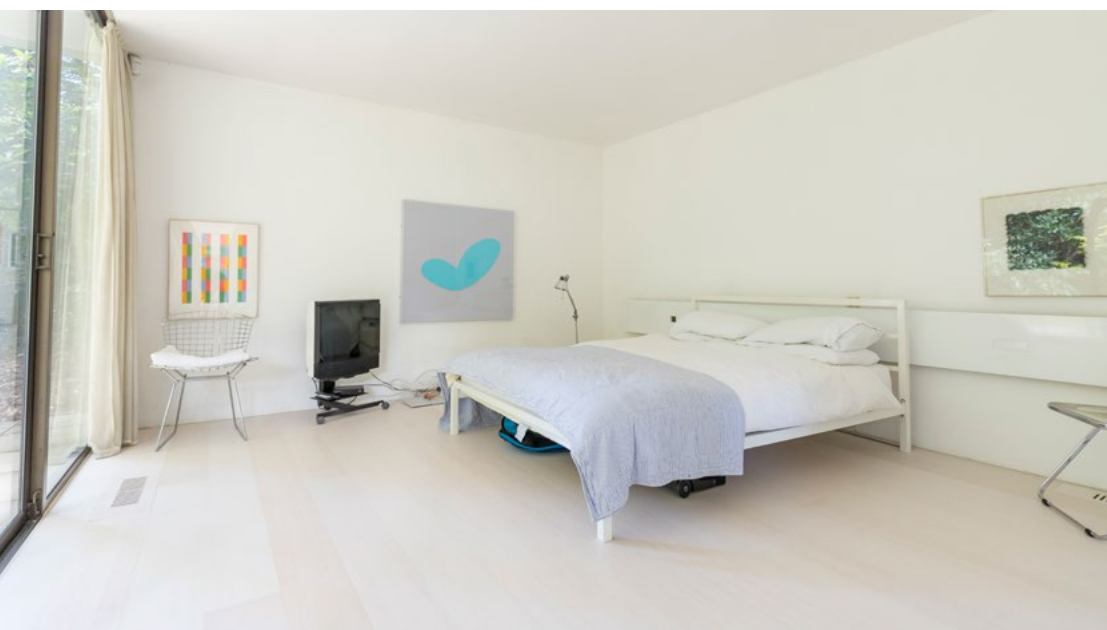












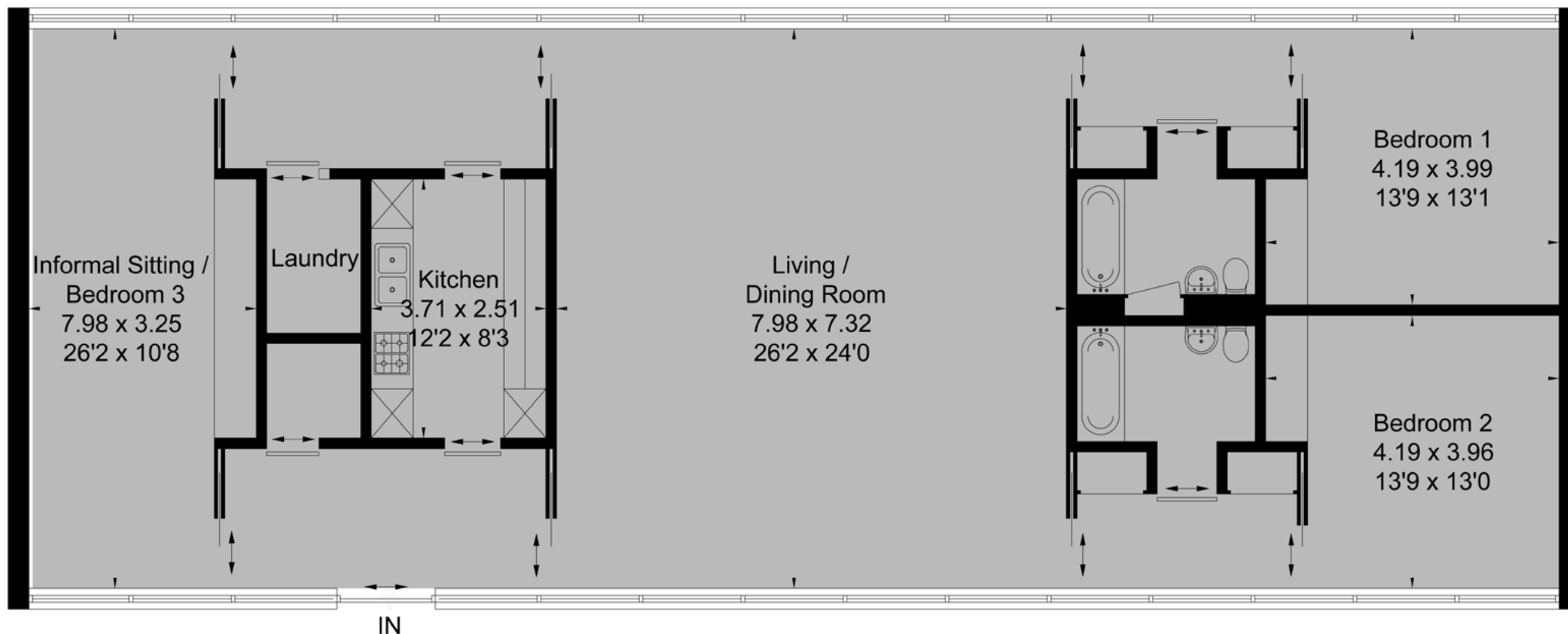






# Wildwood, 12A Western Avenue, Branksome Park, Poole, BH13 7AL

Approximate Floor Area = 175.3 sq m / 1887 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 237238



# WHAT YOU NEED TO KNOW

## OUR THOUGHTS

Wildwood is an iconic Grade II Listed contemporary home designed by celebrated architect Richard Horden in the early 1970s for his parents. The architecture is as striking today as it was back then with a white steel structure and walls of glass connecting the inside to the green spaces surrounding the house. With contemporary white finishes inside it has a tranquil - even serene - quality and it could be described as an oasis of calm. The house is tucked away at the end of a long drive, shared with Little Wildwood, culminating at the main entrance where there is a courtyard garden featuring a reflective pond, the whole of which is enclosed by a white wall. Wildwood is largely transparent from front to back so it offers glimpses of the rear garden with its understated lawns and a proliferation of Rhododendrons. The living accommodation comprises a large open plan living and dining space, two principal bedrooms suites, a galley kitchen, utility as well as a large informal sitting area which could also be utilised as bedroom three. All the principal rooms connect to the grounds via large sliding patio doors. In addition there is a large detached garage. This is a unique opportunity to acquire a historic house with a special provenance and no doubt it will appeal to anyone interested in or influenced by contemporary design.

## FEATURES & SPECIFICATION

- Iconic design
- Unique provenance
- Designed by celebrated architect
- Tucked away in an oasis of calm
- Prestigious location
- Large open plan living space
- Courtyard garden
- Grade II listed
- Detached garage

# THE IMPORTANT FACTS

**Guide Price:** £1,500,000

**Tenure:** Freehold

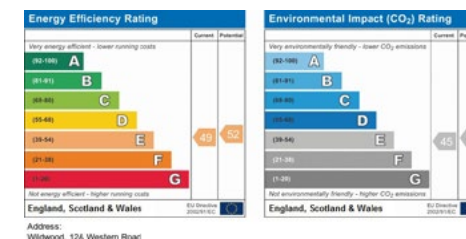
**Stamp Duty:** Main Home £93,750\*  
Additional Home £138,750\*  
(\* based on guide price)

**Lease Length:** N/A

**Maintenance:** N/A

**Council Tax:** Band G  
(2019/2020 £2,911.63)

## Energy Performance Certificate:

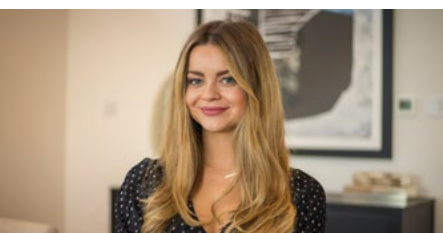




# ANY QUESTIONS?



David Chissell  
07795 835647  
david@luxuryandprestige.co.uk



Harriet Towing  
07809 908718  
harriet@luxuryandprestige.co.uk



Steve Isaacs  
07970 878106  
steve@luxuryandprestige.co.uk

## IN PERSON:

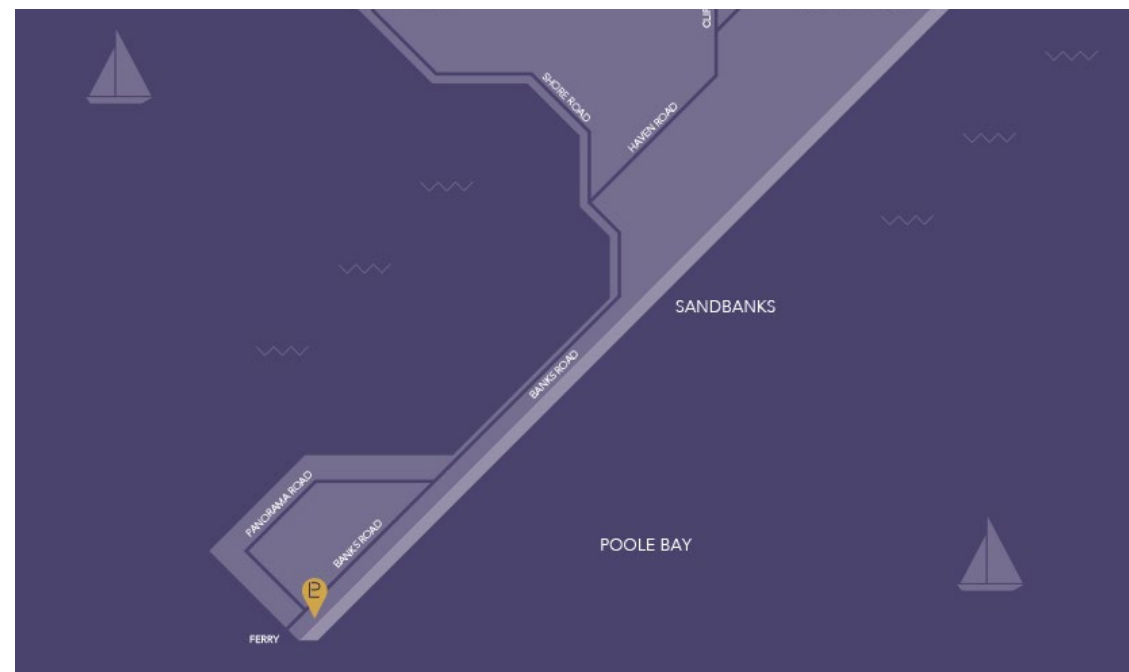
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

## BY PHONE:

01202 007373

## BY EMAIL:

info@luxuryandprestige.co.uk



A short film introduction to this property can be found at: [www.vimeo.com/348402223](https://www.vimeo.com/348402223)

Property Reference: 0328

## IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.