



Highgate House - 15 Dover Road

POOLE, DORSET, BH13 6DZ

Tailor Made

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15 DOVER ROAD | 2 | POOLE

A tranquil and private family home

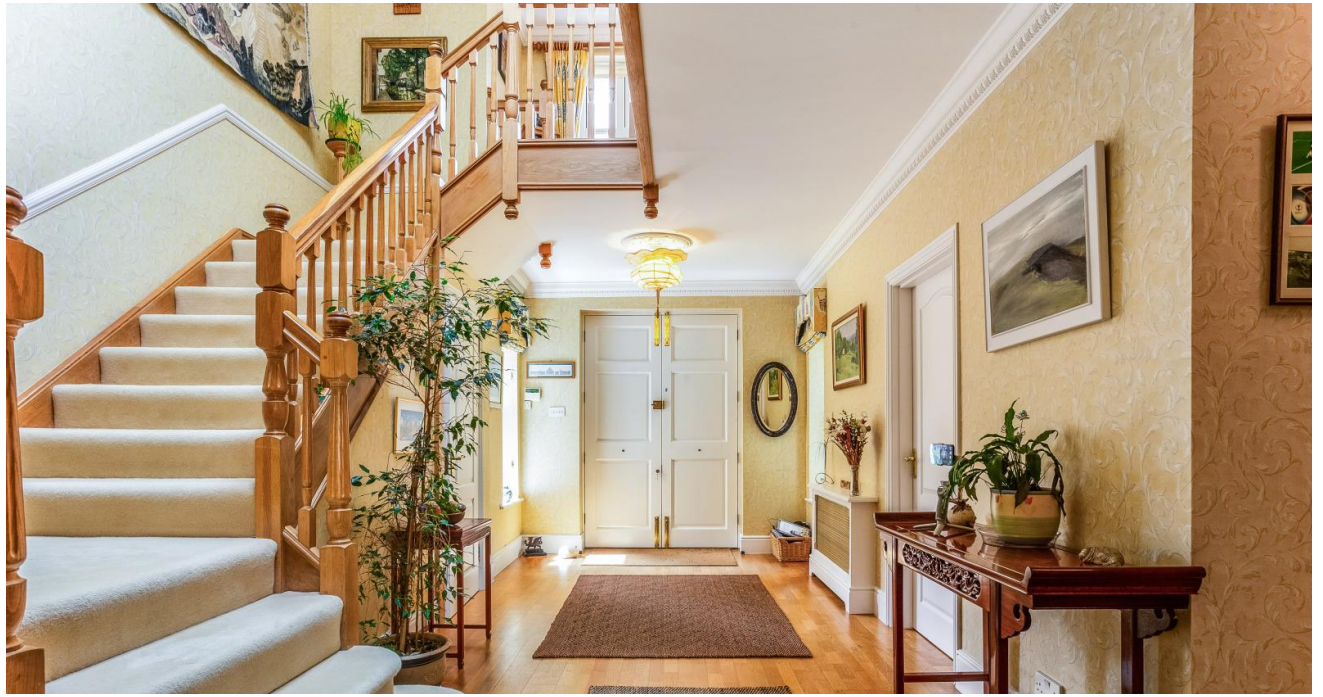
Approached via a sweeping gravel driveway, this beautifully proportioned and classically elegant house is situated in the prestigious enclave of Branksome Park. Exceptionally private, this home offers extensive and flexible accommodation over just two floors.

- Prestigious Branksome Park location
- Family home with superb entertainment spaces
- Swimming Pool, Games Room and Cinema with Bar
- Spacious bedrooms and plentiful bathrooms
- Work from home flexibility or separate annexe
- Suits multi-generational living
- Double garage and additional off-street parking
- Less than 800m walk to shops and restaurants
- 25 minute walk to Branksome beach

Local Authority: BCP Council, Poole • Tax Band: H • EPC: To be confirmed



FOR SALE: FREEHOLD



15 DOVER ROAD | 3 | POOLE

ACCOMMODATION

This beautiful six bedroom home is set in landscaped grounds of c.3/4 acre and is situated in the peaceful enclave of Dover Road at the heart of prestigious Branksome Park.

Approached through security gates, a sweeping gravel drive leads to the refined front facade and classical proportions of this lovely family home. Pillars frame the solid wood painted double door entrance to a broad and welcoming hallway.

On the ground floor is an expansive, triple-aspect living room with fireplace and double doors leading to the rear garden. The hand-crafted wood kitchen with separate dining and comfortable snug areas opens to a conservatory which overlooks the rear garden and backs onto the pretty orchard of the neighbouring property.

The principal bedroom suite is spacious with plentiful wardrobe space and an en-suite bathroom comprising bath and separate shower. A further five bedrooms are situated on the first floor.

This house benefits from an expansive first floor office above the games room and integrated double garage. There's also a separate study on the ground floor overlooking the gardens.

This property has been a wonderful home, thoroughly enjoyed by the current owners and designed for entertaining with a wide range of flexible rooms, ideal for a growing family. The home cinema comes equipped with a bar, perfect for an evening watching a sporting event with friends or enjoying a movie.

Externally there are mature gardens to both front and rear with magnificent trees and flowering shrubs creating a sylvan setting.

Have fun with friends and family enjoying the heated outdoor swimming pool with a pool house containing a kitchen, TV room for chilling out (and not missing those all-important games) and separate shower room. A paved area surrounds the pool with ample space for barbecues, sun-loungers and a dining suite.

In summary - a home designed for entertaining and ideal for enjoying with friends, family and pets in a stunning and tranquil woodland setting, yet with amenities within each reach and the beach a 25 minute walk away.







LOCATION

Branksome Park is widely recognised for its prestigious residences, and it enjoys a reputation as a tranquil and peaceful locale, nestled within a picturesque woodland setting. The area exudes an air of exclusivity, attracting discerning homeowners seeking a refined lifestyle.

One of the notable advantages of this property is its setting close to Branksome Chine, just 100m away. This enchanting area offers a delightful wooded "chine" pathway which takes only 25 minutes to the acclaimed and award-winning blue flag beaches, providing residents with easy access to stunning coastal scenery and seaside enjoyment. Dog-walkers, nature enthusiasts and beachgoers alike will appreciate the natural beauty and recreational opportunities afforded by this nearby coastal gem.

For those with a penchant for tennis, the renowned Branksome Park Tennis Club is conveniently located less than 0.5km away. This well-regarded club offers excellent facilities and a vibrant tennis and pickleball community, allowing residents to indulge in their passion for the sport close to their home.

Conveniently situated less than 800m from the property you'll find vibrant parades of local amenities, health centre, restaurants, and cafés in the areas of Penn Hill and Westbourne including a Marks & Spencer Food Hall, Mark Bennett Patisserie and Boots chemist alongside several independent shops and boutiques.

Approximately 2 miles from the property, lies the world-famous Sandbanks Peninsula. This sought-after destination boasts picturesque shores along Poole Harbour and Sandbanks beach itself, renowned for its natural beauty and water sports facilities. The area is dotted with prestigious yacht clubs catering to the needs of sailing enthusiasts and those seeking a maritime lifestyle.

Golf enthusiasts will appreciate the proximity to Parkstone Golf Club, located a short distance to the property. This prestigious club offers a challenging course and a welcoming community, allowing residents to pursue their love for golf amidst stunning surroundings.

Residing in this property offers not only the prestige and tranquillity of a Branksome Park setting, but also convenient access to Branksome Chine's award-winning beaches, local tennis club, shops and amenities, the breathtaking shores of Poole Harbour, and excellent golfing opportunities. It truly presents an idyllic lifestyle for those who appreciate the beauty of nature, recreational amenities, and a sense of exclusivity.

Kindly note all distances and times are from Google.com

Approximate Floor Area = 491.9 sq m / 5295 sq ft
 (Including Garage)
 Outbuilding = 27.1 sq m / 292 sq ft
 Total = 519 sq m / 5587 sq ft



Ground Floor

First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72163

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