



THREE GATES

6 TOWER ROAD WEST, BRANKSOME PARK, POOLE, BH13 6LA



FEATURES

Substantial Victorian detached residence extending to approximately 6782 sq.ft.

Adjoining one bedroom self-contained annex | Reception hall with lounge area

Formal drawing room | Formal dining room | Family room | High quality fully equipped

kitchen-breakfast room | Cloakroom | Cloaks storage room and useful cellar

Large utility room | Seven double bedrooms | Five luxurious en-suite bathrooms

Converted detached double garage into living accommodation with four bedrooms

Beautifully landscaped grounds extending to approximately 1/2 acre

Two gated driveways | Extensively modernised to a high specification

Many period features including fireplaces, ornate cornicing and panelled doors

Extensive oak wood flooring | Viewing highly recommended



Set behind an impressive frontage Three Gates is an imposing Victorian detached residence, built circa 1905 offering beautifully appointed accommodation arranged over three floors, extending to approximately 6872 sq.ft. including an adjoining one bedroom annex. In addition the double detached garage, known as The Gatehouse, has been skilfully converted into living accommodation with four bedrooms.

Branksome Park is an exclusive area of Poole nestled between Poole and Bournemouth with Canford Cliffs and Westbourne village centres a short distance away. All homes within Branksome Park have a minimum plot size of 1/4 acre with a variety of contemporary and traditional homes.

Three Gates is approached via double electric gates leading to a large paved driveway providing ample parking. Upon entering the property via the original grand entrance with feature stained glass windows, you are greeted by an impressive reception hall with adjoining lounge area. The main formal drawing room has a welcoming wood burning stove and detailed cornicing incorporating down lighting. There are two further reception rooms currently being used as a formal dining room and family room. The fully equipped kitchen/breakfast room presents an extensive quality range of units with a central island incorporating a sociable breakfast bar. In addition there is a guest cloakroom, cloaks storage cupboard, a large utility/boot room and useful cellar. From the reception hall there is a grand winding staircase passing an original stained glass window to the first floor landing.





The master bedroom suite has an outstanding en-suite bathroom with high quality fittings including an attractive slipper bath and walk in shower. There is also a large walk in wardrobe and an adjoining snug (potential seventh bedroom with direct landing access). On the first floor there are three further double bedrooms and two luxury en-suite bath/shower rooms. From the second floor landing there are two further double bedrooms, one with a walk in wardrobe and both with en-suite bathrooms.

Immediately adjoining the main house with an independent private ground floor entrance is a useful self-contained annex, including an open plan living room with kitchen area and a first floor landing to a double bedroom and bathroom.

The Gatehouse has been skilfully converted from the double detached garage, offering superb self-contained accommodation briefly comprising: large living room, fully equipped kitchen, four bedrooms, two shower rooms, private garden and separate electric gated driveway.





The properties stand on a beautifully established south facing corner plot extending to approximately ½ an acre. The delightful grounds are beautifully landscaped with well stocked flowerbeds, incorporating paths, patios and decked terracing. Within the garden there is a useful multipurpose detached contemporary building providing an ideal home gym or studio. With gated side access from Ettrick Road, there is potential to create a hard standing area to store a vehicle or boat.

To fully appreciate this stunning character home, an internal viewing is highly recommended and is strictly by appointment only.



Approximate Gross Internal Area = 458.9 sq m / 4939 sq ft

Cellar = 11.6 sq m / 125 sq ft

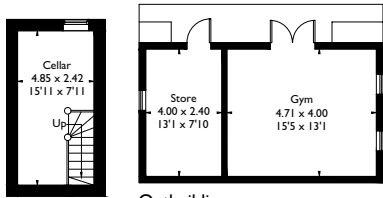
Annexe = 51.8 sq m / 557 sq ft

Gate House = 109.2 sq m / 1175 sq ft

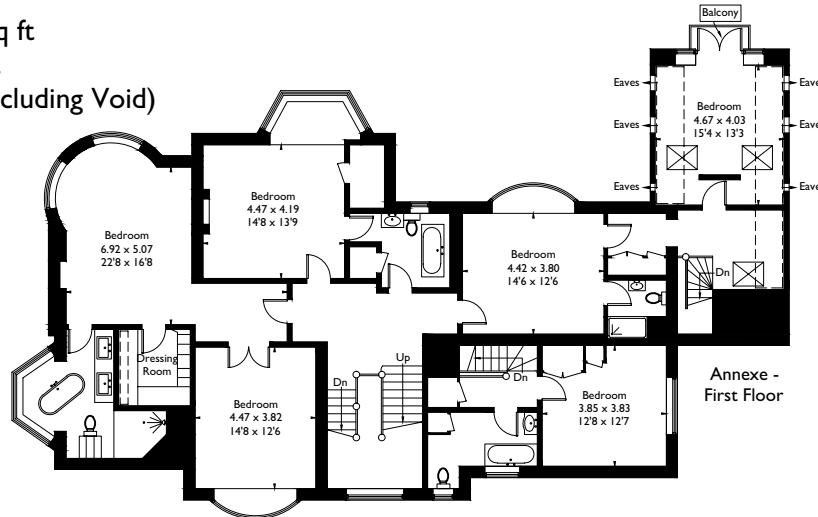
Outbuilding = 29.0 sq m / 312 sq ft

Total = 660.5 sq m / 7110 sq ft (Excluding Void)

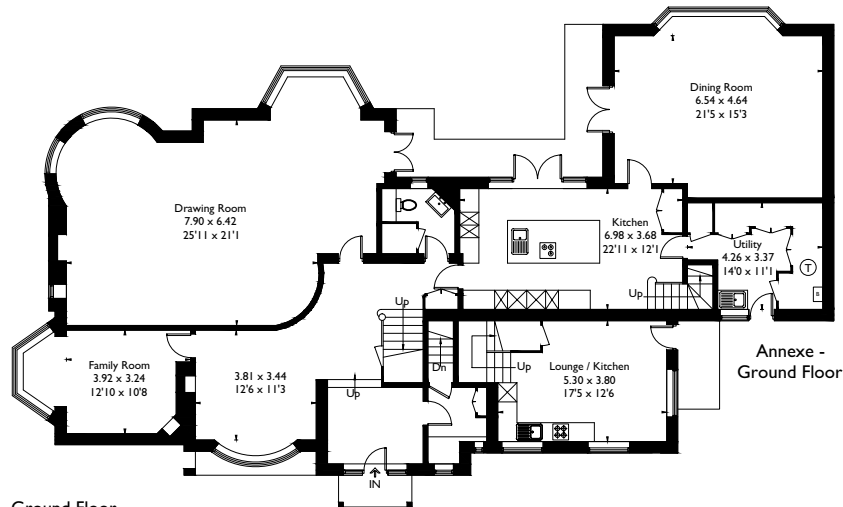
 = Reduced headroom below 1.5m / 5'0"



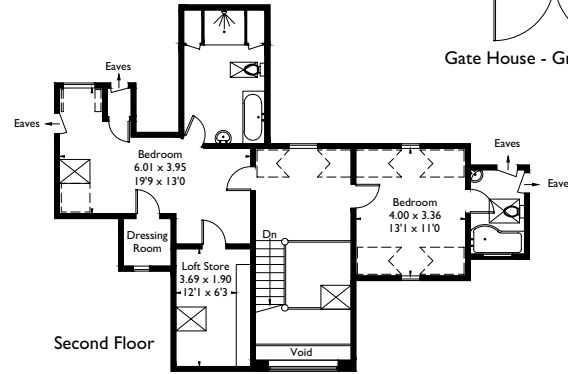
Cellar
Outbuilding
(Not Shown In Actual Location / Orientation)



First Floor

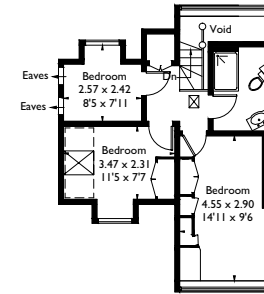


Ground Floor

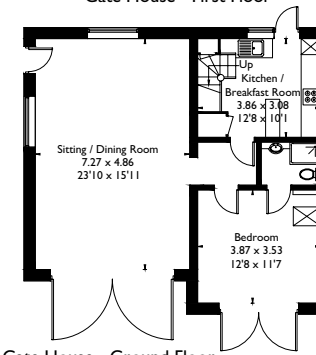


Second Floor

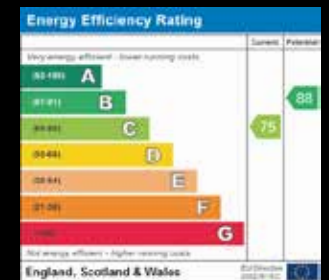
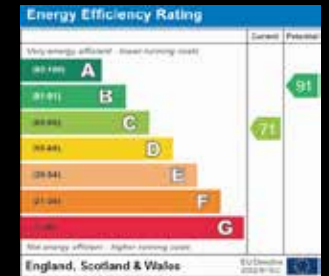
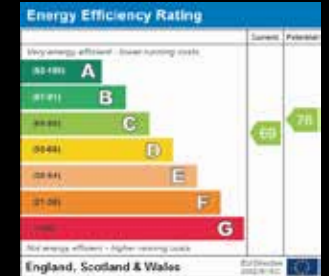
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Gate House - First Floor



Gate House - Ground Floor



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