

Infinity

28a Bury Road, Branksome Park
Poole, Dorset, BH13 7DG



A superb new luxury home
constructed to the highest specification



Sole Agent







THE BRACKEN GROUP

The Bracken Group has carried out varied developments throughout the local area from single prestigious homes in Branksome Park, luxury apartments on the Sandbanks Peninsular and also a prestigious headquarters building for a prominent local Solicitors firm.

It is a family run business that has been constructing quality homes throughout Dorset, Hampshire and Wiltshire since it was founded in 1974 and in 1979 it became a limited company. During this time the Company has provided spacious, quality accommodation for everyone from young people starting in a new home of their own to more senior people starting a new chapter in their lives.

All of its sites are carefully chosen to take advantage of existing mature gardens and good geographical locations so ensuring that there are amenities and activities within easy reach and the Bracken Group works with a number of architects who specialise in different aspects of its new designs. So whether working on a design for a retirement development or a one off luxury residence, the design is being provided by a specialist in that field.

Current and future projects range from single dwellings in Branksome Park to a business park in Poole and Bracken have just completed a development of three detached family homes in Lower Parkstone. Each house has been built meticulously in conjunction with Premier Building Guarantees and the LABC (Local Authority Building Control) partnering scheme.



SPECIFICATION

- In and out block paved driveway with fully automated security gates.
- Triple garage with remote control garage doors and butler sink.
- Video entry phone system.
- Aluminium framed windows and doors with double glazed units.
- Gas fired under floor heating and pressurised hot water system.
- Low level LED lighting to entrance hall and main staircase.
- Luxury fitted Westex velvet carpet to all rooms apart from entrance hall, kitchen, family room and boot room which have limestone tiling with ceramic floor tiling to bathrooms.
- Fully fitted Rational kitchen supplied by Kitchen Elegance with satin granite worktops.
- Gaggenau appliances to include two single ovens, wine fridge, microwave/combination oven and plate warming drawer, full height integrated fridge, central island with 5 ring induction hob and Wolf automatic extraction system.
- Triflow tap with softened and un-softened cold water and waste disposal unit.
- Walk in Larder with feature stainless steel shelving.
- Boot room with additional ground floor cloakroom, stainless steel sink with granite tops and full height integrated freezer.
- Traditional construction with render and feature stone elevations.
- Intelligent lighting system and home capabilities.
- Main sanitary ware by Villeroy & Boch
- Main bedroom en suite to have WC, vanity unit with two basins, large walk in shower with glass enclosure, free standing Victoria & Albert bath, contemporary white sanitary ware with chrome Hans Grohe fittings.
- Two further en suite bathrooms with WC, vanity unit and basin, shower with glass enclosure with contemporary white sanitary ware and chrome fittings. The family bathroom features a free standing bath.
- Feature walnut doors with chrome furniture.
- Walnut skirting to ground floor areas.
- Chrome finish electrical sockets.
- Intruder alarm system.
- First floor utility room.
- Landscaped grounds.
- 10 Year Premier Building Guarantee.

SITUATION & DESCRIPTION

Infinity occupies a unique position in a quiet and private corner of Bury Road. The unusual plot has an impressive frontage of some 200ft to the road with an in and out driveway enclosed by remote control gates and metal railings.

The setting has presented the architect with a rare opportunity to design a highly contemporary interpretation of the modern family home. The gardens envelop the house and every principle room benefits from a superb view.

First impressions upon entering the house are of the light and airy reception hall. A carefully chosen selection of bespoke finishes include limestone tiled floors, walnut doors and a simple but elegant staircase with limestone treads and a seamless glass balustrade leading to the galleried first floor landing.

Closer examination reveals that intelligent lighting throughout the house is fully programmable and can be integrated with the audio visual system including ceiling mounted speakers in the principle rooms. This up to the minute specification can be upgraded to control curtains, the whole of which is controllable by the simple use of an iPad or even an iPhone. For complete convenience an "all on" and "all off" light switch can be set up by the front door.

The accommodation itself is extremely flexible and perfect for today's modern lifestyles. The heart of the home is a simply superb kitchen / family room, some 36 feet in length, which features a contemporary fitted kitchen by Rational, satin granite tops and a whole host of integrated appliances by Gaggenau. These include two single ovens, wine fridge, microwave / combination oven and plate warming drawer, full height integrated fridge and five ring induction hob with an extraction system by Wolf.

The family area connects to the outdoor terrace on a level threshold via collapsible bi-fold doors – ideal for entertaining friends, alfresco dining or for simply enjoying the view of the manicured grounds on a summer's afternoon.

The formal dining room and living room are both approached via double doors and also open onto the rear terrace. The latter boasts a 5.1 surround sound system, a flame effect fire and a stone clad feature chimney breast.

The study will accommodate a comprehensive suite of furniture, if required but its generous dimensions would also make it an ideal television room, playroom or snug.

A boot room is a thoughtful addition and links the main house to a superb office / games room in a separate annexe above the garage. It enjoys a double aspect and would be the perfect venue for a dedicated media room / cinema.

The first floor is thoughtfully planned with a first floor utility and a highly luxurious master bedroom suite with a superbly fitted bathroom featuring Villeroy & Boch sanitary ware, a generous walk-in closet and a private sun balcony overlooking the rear garden.

The remaining four guest bedrooms (two of which have en suites) are well-proportioned and feature stylish fitted wardrobes.

The high quality of construction is evidenced throughout by a pristine finish and thoughtful finishing touches. For example, the heating thermostats for the zoned under floor heating are all discretely housed out of sight so that the interior's clean lines are preserved. Low level LED lighting in the circulation areas creates an excellent lighting effect but is also highly useful at night.

Naturally, the high-end specification also includes aluminium double glazed windows and doors, a brand new 10 Year Premier Building Guarantee and an intruder alarm system.

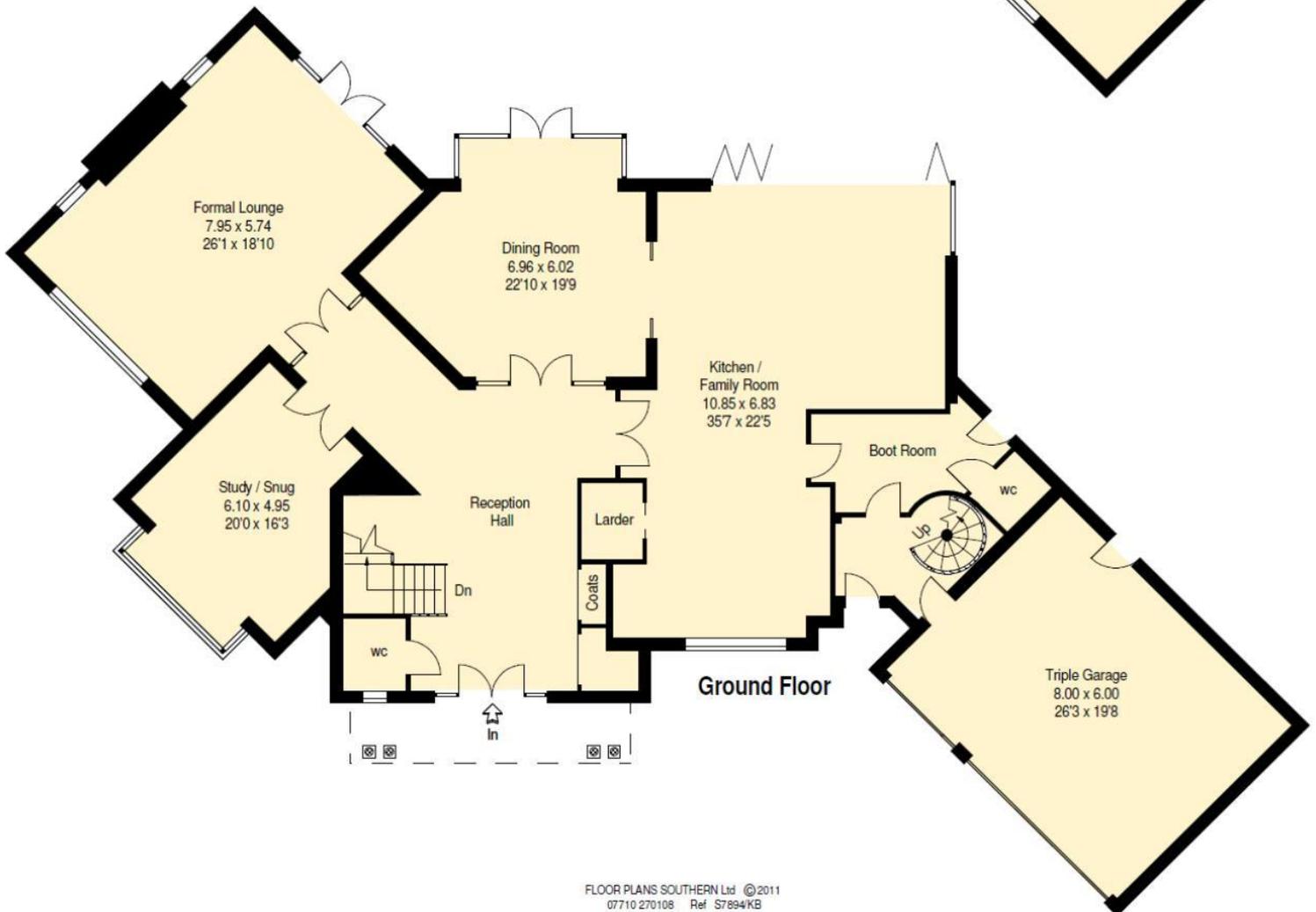
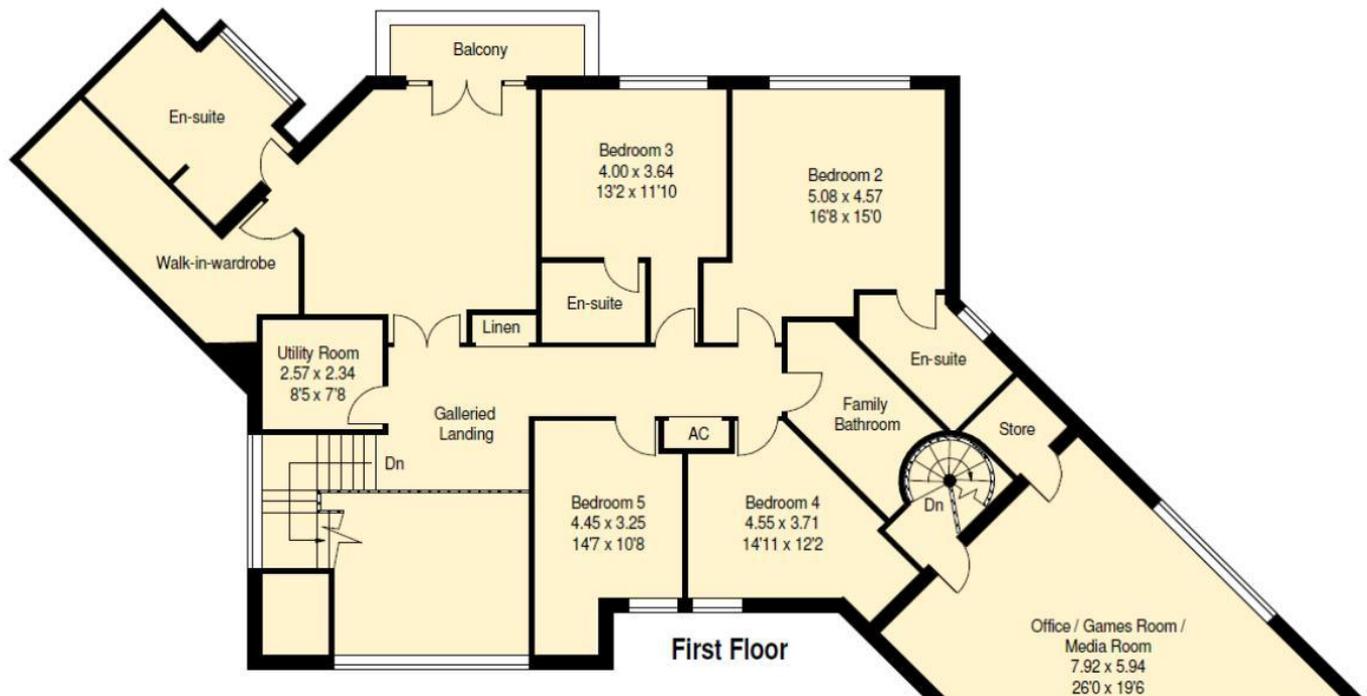
Outside, the grounds have been landscaped to a highly imaginative design which makes full use of the plot. Natural stone terracing sits alongside manicured lawns with beds and borders made from "green" oak and reclaimed sleepers. The rear garden faces approximately South West and is very private.

Bracken Developments have created a superb house but the specification and description are only part of the story. In our opinion the accommodation is comfortable to live in and the layout simply "works."

Viewing is by appointment only but highly recommended in order to fully appreciate the finer points of the plot and the house itself.

28a Bury Road, Branksome Park, Poole

Approximate Gross Internal Area :- 538 sq m / 5790 sq ft
Including Garage. Excluding void area.



FLOOR PLANS SOUTHERN Ltd ©2011
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This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines.
Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



SCHEDULE OF ACCOMMODATION

GROUND FLOOR

Formal Lounge: 26'2" x 19'0"

Formal Dining Room: 21'6" x 19'0"

Kitchen / Family Room: 36'0" x 23'0"

Study: 19'0" x 16'4"

Boot Room: 13'1" x 8'0"

Triple Garage: 26'2" x 19'7"

FIRST FLOOR

Master Bedroom: 17'7" x 16'4"

Dressing Room: 21'0" x 6'2"

En suite: 13'1" x 9'5"

Bedroom Two: 15'1" x 14'1"

En suite: 9'5" x 5'7"

Bedroom Three: 13'1" x 11'8"

En suite

Bedroom Four: 13'4" x 10'2"

Bedroom Five: 16'7" x 10'5"

Family Bathroom: 10'2" x 7'2"

Utility Room: 8'5" x 7'8"

Office / Games Room: *(to be advised)*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	

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