Starpoint

Branksome Park | Poole BH13 6LR

An exclusive development of just four
detached 4 bedroom family homes just minutes
from Branksome Chine Beach

Minutes from Branksome Chine's beautiful Blue Flag Beach

Located close to Canford Cliffs, Branksome Park is regarded as one of the premier residential areas on the south coast situated equidistant between the commercial centres of Poole and Bournemouth, both offering direct rail links to London Waterloo (1hr 48mins).

The park extends to approximately 600 acres of tree lined avenues and pedestrian wooded chines meandering gently down to the 7 miles of sandy beaches which this area is famous for. It is linked via a promenade from Hengistbury Head and the Solent in the east to Poole Harbour in the west.

A chain link ferry at the end of the nearby Sandbanks Peninsula offers access to the World Heritage Jurassic Coastline of the Isle of Purbeck. Lakeside Road is one of the most popular roads facing south in the heart of Branksome Park and is ideally located within 100 yards of Branksome Chine Beach.

Beautiful award winning sandy beaches just a short walk away

The sun shimmering off the waters of stunning Poole Bay

Old Harry Rocks and the World Heritage Jurassic Coastline

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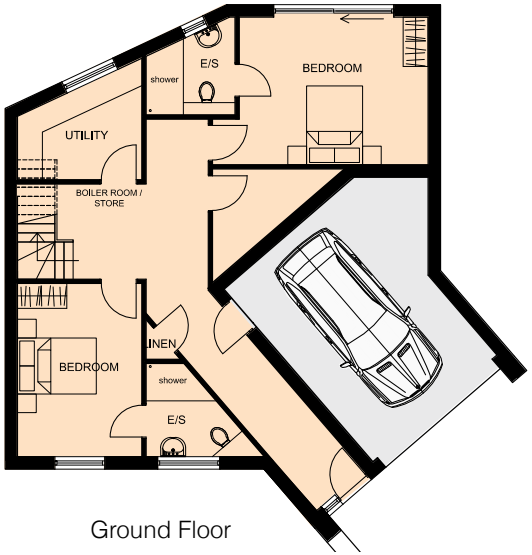
The exclusive development comprises just four, 4 bedroom, 4 bathroom detached family homes in one of Branksome Park's premier roads located within a few minutes stroll of Branksome Chine Beach. As with all the homes built by the ‘award winning’ Bracken Group, these new properties will be constructed to a very high contemporary design and standard.

Features include: en-suite to all bedrooms, sun terrace to first and second floors (some with views), open plan living and kitchen area, study and utility room. Each home will have its own gated driveway leading to an integral garage.

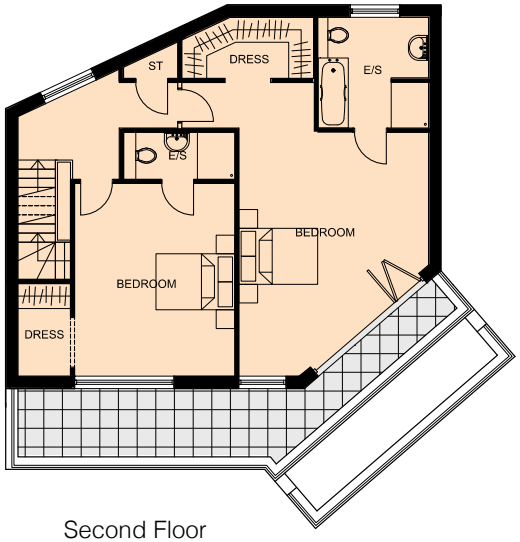
Illustration is a computer generated image. Site plan for layout only.

Reef



Ground Floor

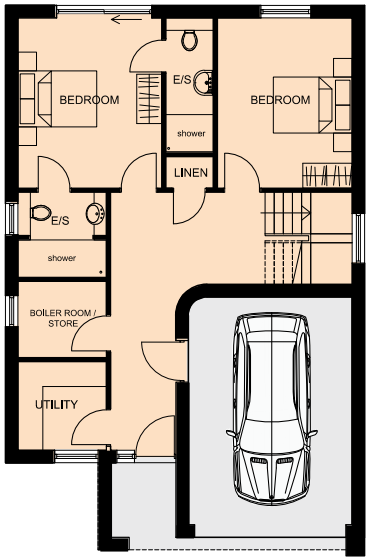
First Floor



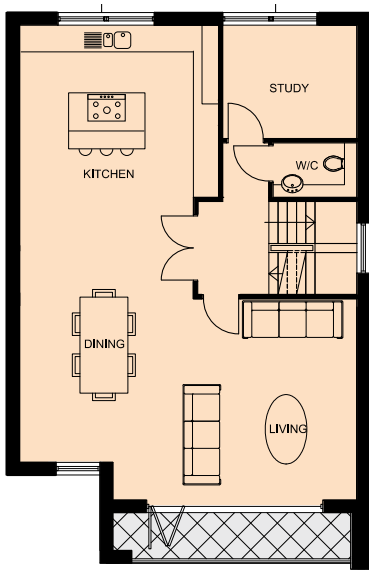
Second Floor

PHASE 1

Oyster



Ground Floor



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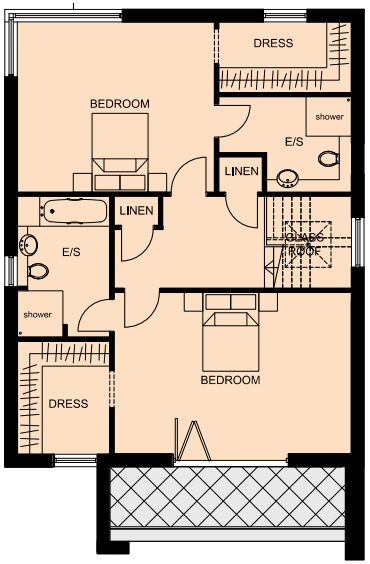
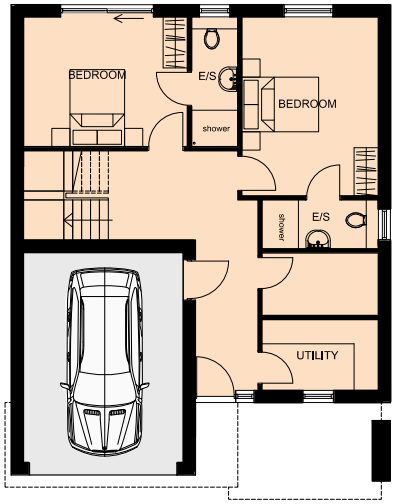


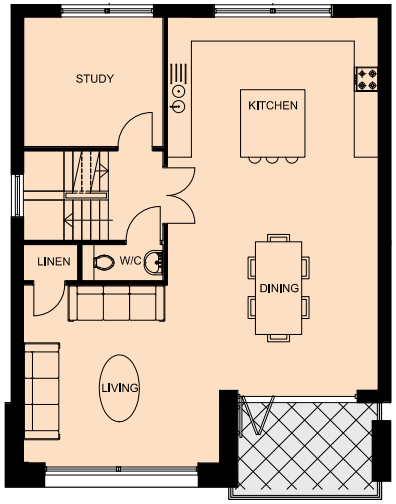
Second Floor

All kitchen and bathroom layouts indicative only.

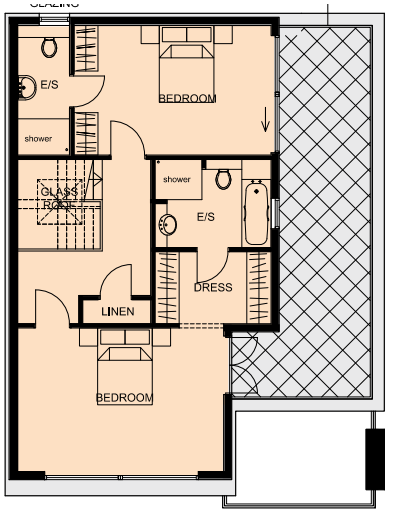
Coral



Ground Floor



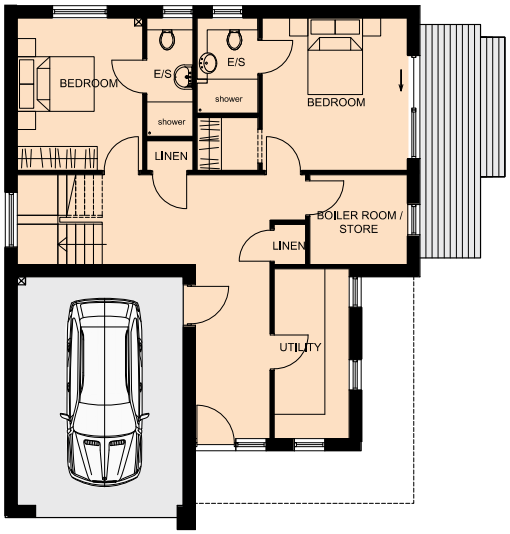
First Floor



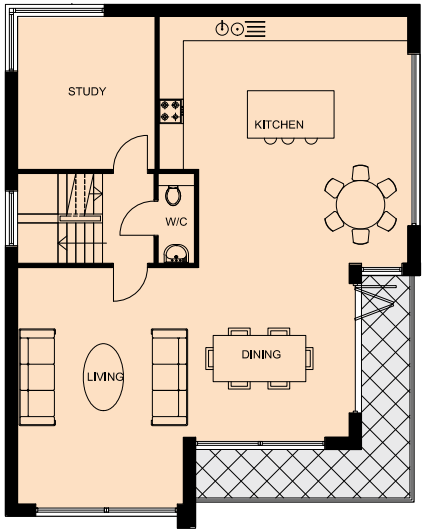
Second Floor

PHASE 2

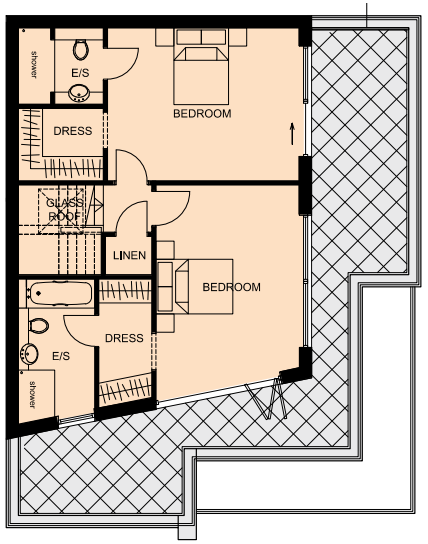
Starpoint



Ground Floor



First Floor



Second Floor

All kitchen and bathroom layouts indicative only.

PHASE 1

Reef

Ground Floor

Bedroom 3	4.5m x 3.5m (14'7" x 11'5") + en-suite
Bedroom 4	4.15m x 3.0m (13'6" x 9'8") + en-suite
Garage	5.8m x 3.9m (19'0" x 12'8")
Utility - Linen Cupboard - Boiler/Store Room	

First Floor

Lounge area	7.2m* x 6.5m* (23'6" x 21'3")
Balcony	5.7m x 1.2m (18'7" x 3'9")
Kitchen/Dining area	6.25m x 4.0m (20'5" x 13'1")
Study	4.15m x 2.55m (13'6" x 8'4")
First Floor Cloakroom	

Second Floor

Master Bedroom	5.85m* x 4.5m (19'2" x 14'7") + en-suite and walk in wardrobe
Balcony to Master Bed	5.0m x 0.9m (16'4" x 2'9")
Bedroom 2	4.6m x 3.85m (15'1" x 12'6") + en-suite and dressing area
Balcony to Bedroom 2	6.2m x 1.6m (20'3" x 5'2")

Oyster

Ground Floor

Bedroom 3	4.1m x 3.5m (13'4" x 11'4") + en-suite
Bedroom 4	4.1m x 3.25m (13'4" x 10'6") + en-suite
Garage	5.8m x 3.9m (19'0" x 12'8")
Utility - Linen Cupboard - Ground Floor Cloakroom	

First Floor

Lounge/Kitchen	10.4m* x 8.0m* (34'1" x 26'2")
Balcony	5.15m x 1.1m (16'9" x 3'6")
Study	3.15m x 2.7m (10'3" x 8'8")
First Floor Cloakroom	

Second Floor

Master Bedroom	5.7m x 3.85m (18'7" x 12'6") + en-suite and walk in wardrobe
Balcony to Master Bed	5.7m x 1.5m (18'7" x 4'9")
Bedroom 2	4.7m x 4.1m (15'4" x 13'4") + en-suite and walk in wardrobe

PHASE 2

Coral

Ground Floor

Bedroom 3	4.4m x 3.35m (14'5" x 11'0") + en-suite
Bedroom 4	4.0m x 3.2m (13'1" x 10'6") + en-suite
Garage	5.4m x 3.9m (17'8" x 12'8")
Utility - Linen Cupboard - Boiler/Store Room	

First Floor

Lounge area	4.8m x 4.4m (15'9" x 14'5")
Balcony	3.4m x 2.3m (11'2" x 7'6")
Kitchen/Dining area	9.2m x 5.2m (30'3" x 17'0")
Study	3.45m x 3.2m (11'4" x 10'6")
First Floor Cloakroom	

Second Floor

Master Bedroom	5.1m x 3.5m (16'8" x 11'5") + en-suite and walk in wardrobe
Balcony	9.2m x 2.2m (30'2" x 7'2") accessed from both bedrooms
Bedroom 2	5.0m x 3.2m (16'5" x 10'6") + en-suite and dressing area

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Ground Floor

Bedroom 3	3.8m x 3.6m (12'6" x 11'10") + en-suite
Bedroom 4	3.8m x 3.1m (11'10" x 10'2") + en-suite
Garage	5.6m x 4.0m (18'5" x 13'1")
Utility - Linen Cupboard - Boiler/Store Room	

First Floor

Lounge/Dining area	8.1m x 5.9 max (26'7" x 19'4")
Balcony	5.3m + return of 5.5m x 1.2m (17'4" x 18'2" x 4'0")
Kitchen	6.2m x 6.1m (20'4" x 20'0")
Study	3.8m x 3.4m (12'6" x 11'2")
First Floor Cloakroom	

Second Floor

Master Bedroom	5.0m x 3.7m (16'5" x 12'2") + en-suite and walk in wardrobe
Bedroom 2	4.9m x 3.8m (16'1" x 12'5") + en-suite and dressing area
Balcony	accessed from both bedrooms

*Please be advised that these measurements have been taken from scaled architect's plans and no guarantee can be given to their accuracy and nor should they be relied upon. * Denotes maximum sizes.*

Photos show typical installations in a Bracken Group home

General Specification

- Block paved driveway leading to integral garage with remote control doors and electrically operated gates
- Dark grey contemporary aluminium double glazed windows
- Bi-fold or French doors to southerly facing balconies on 1st and 2nd floors with seamless glass screens
- Contemporary oak veneer internal doors
- Contemporary skirting and architrave with satin finish
- Gas fired underfloor central heating with combination boiler and pressurised cylinder
- Woodburner to open plan living area
- Recessed low energy LED lighting throughout
- Audio visual capabilities
- Smooth plastered ceilings
- Intruder alarm
- Thin plate electrical sockets
- 10 year Premier Guarantee

Kitchen

- Luxury fitted Leicht kitchen by Kitchen Elegance
- Gaggenau induction hob
- Gaggenau single oven
- Gaggenau microwave combination oven
- Integrated dishwasher, fridge/freezer & cooker hood
- 20mm Quartz worktop with 100mm upstand
- Under cupboard LED lighting

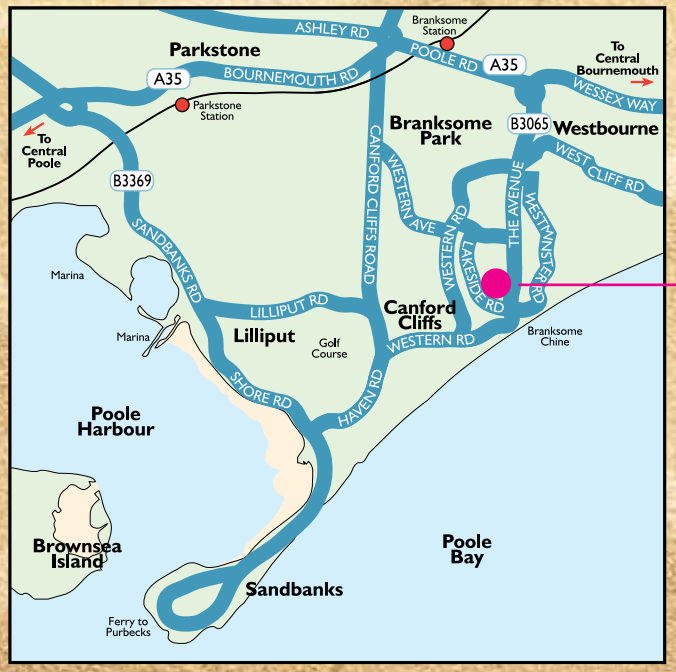
Bedrooms

- Walk in wardrobes to Master Bedroom and Bedroom 2
- En-suite to all four bedrooms
- Balcony to all master bedroom suites

En-suites

- White sanitary ware by Duravit with Hans Grohe polished chrome fittings
- Wall hung WC with Duravit dual flush plate with concealed cistern
- Satin chrome heated towel rail
- Soft close seating to WC
- Shaver point to all en-suites

The developers pride themselves on constant product research and improvement and reserve the right to amend the specification without prior notice.



STARPOINT
Lakeside Road
Branksome Park
Poole BH13 6LR

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