

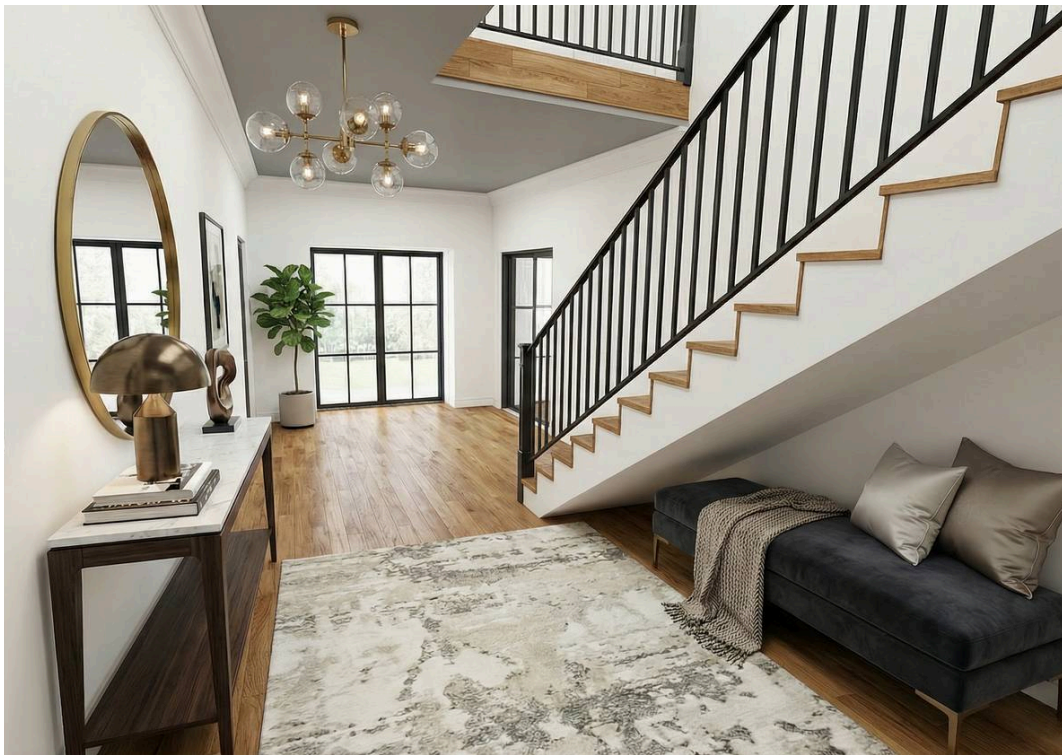
An aerial night photograph of a large, two-story house with a blue-tiled roof and a mix of brick and white siding. The house is illuminated from within, with warm yellow light glowing from the windows and a central entrance porch. The roof features a dormer with a lit window and a chimney. The house is surrounded by a dark, wooded area. In the foreground, a large, leafless tree stands on the left, and a paved driveway leads to the front of the property. A curved stone wall and a small garden area are visible in the lower left. The overall scene is dark, with the house's lights providing the primary illumination.

The Pines

25 Leicester Road, Branksome Park, BH13 6DA

Guide Price **£3,250,000**





The Pines

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"The Pines" by Vereley Homes is a luxurious new estate on Leicester Road in Poole's sought-after Branksome Park. Set within a secure 1-acre plot, the property offers up to 4,500 square feet of living space that balances traditional British architectural charm with contemporary luxury.

Inside, a grand reception hall leads to a spacious, light-filled ground floor featuring a living room, family room, dining room, study, games room, and utility room. Principal living spaces showcase wide-plank engineered wood flooring and zoned wet underfloor heating, complemented by log-burning stoves in key rooms. The home also includes an app-controlled smart energy management and battery storage system, compatible with future solar PV.

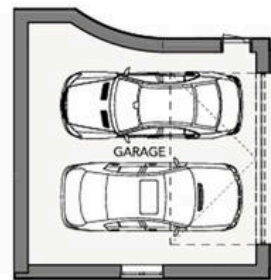
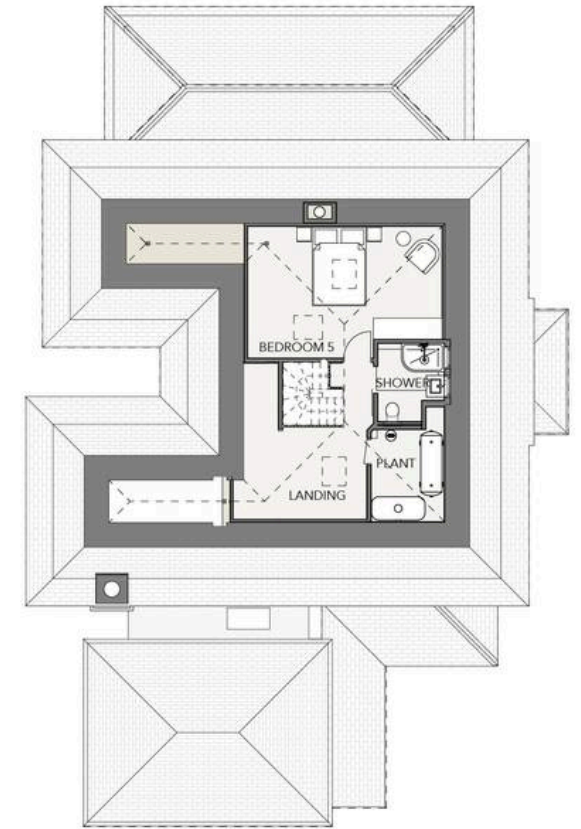
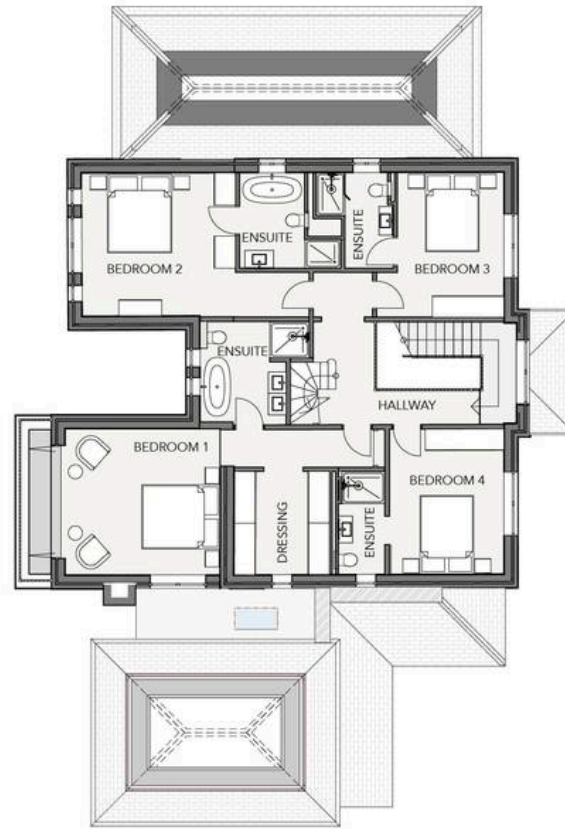
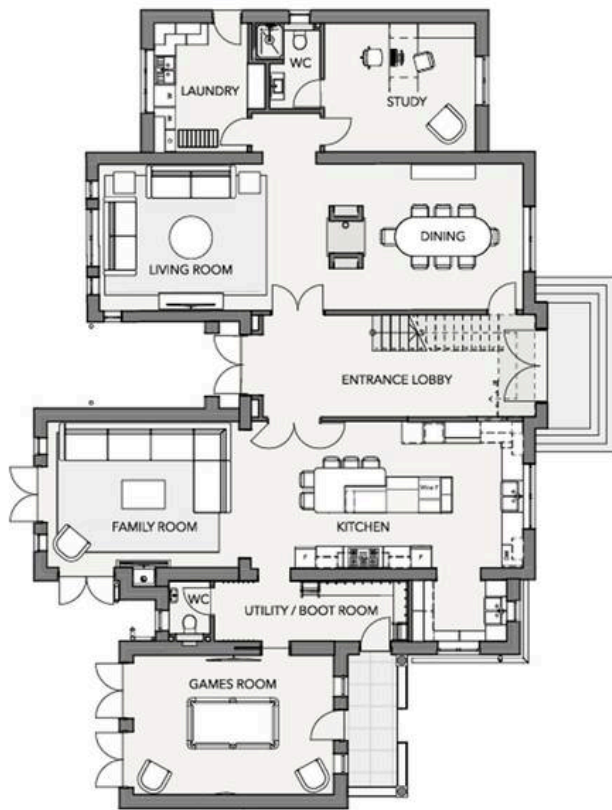
The heart of the home is a bespoke Neptune kitchen, offering customizable finishes, stone or quartz worktops, and a large central island. It is fully equipped with premium integrated appliances and a professional-grade Lacanche Range Cooker, with elegant stone or porcelain tiling running through to the utility areas.

The upper floors host five carpeted bedrooms and six bathrooms. The first floor features four bedrooms, including a spectacular principal suite with a dressing area, private balcony, and a lavish en-suite containing a freestanding bath and walk-in rainfall shower. A fifth bedroom sits quietly on the second floor. Every bedroom benefits from dedicated or adjacent en-suite facilities finished with Vado brassware and underfloor heating.

The exterior boasts meticulously landscaped, private gardens designed for seamless indoor-outdoor entertaining, highlighted by a covered outdoor kitchen with an integrated gas barbecue. A sheltered wellness area offers a premium hot tub and a traditional timber-lined sauna. The estate is completed by a double garage with EV charging capabilities and ample driveway parking.











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