



Tivoli House
Western Avenue, Branksome Park, Poole, BH13 7AL

HAMPTONS
INTERNATIONAL

Beyond your expectations

TIVOLI HOUSE

Reception hall | Drawing room | Dining room | Family room | Garden room | Study | Kitchen / breakfast / informal dining room | Utility room | Two cloakrooms
Triple garage | Gym / fifth bedroom | Cinema room | Master bedroom with en suite bathroom, dressing room and balcony | Three further bedrooms (all en suite)
In all about 6,105 sq ft





Accommodation

Tivoli House is an elegant but imposing classically designed house which sits on a superb plot in one of the area's premier locations, Western Avenue. It was constructed approximately 10 years ago by one of the area's leading developers to an exceptional standard. The interior is sophisticated, stylish but comfortable too; perfect for modern family living. The accommodation offers complete flexibility for formal as well as informal living. The kitchen is fitted with a simply stunning range of hand painted units by renowned Dream Design and it features a centre island as well as a comprehensive range of integrated appliances by Miele and others. The galleried reception hall is most impressive with tumbled marble floors

and a hand painted bespoke staircase. The main entrance connects to a lobby with dual aspect windows with stairs at one end connecting the first floor gymnasium, which could also be utilised as bedroom five. The master bedroom suite benefits from grand proportions with a dressing room, fitted wardrobes and a generous en-suite, not to mention a private balcony. The remaining guest suites all boast en-suite facilities and bedroom four has a balcony too. On the top floor a private cinema is yet another area where the owners and guests can relax whilst enjoying the latest cinematic releases.

The grounds have a South-Westerly aspect with a large level lawn bordered by mature trees and shrubs. A slightly raised patio

is perfect for sun bathing with room for outdoor sitting as well as tables and chairs. The front garden is enclosed by remote controlled gates with a block paved drive leading to a triple garage.

The property lies within the very heart of Branksome Park, the South Coast's most exclusive residential estate. The bistros and wine bars of Canford Cliffs village are located just over a mile away; Sandbanks Peninsula and Poole's famous natural harbour are also close by and offer an array of water sports facilities and yacht clubs. The property is ideally situated giving access to Bournemouth and Poole. Branksome train station, with its direct links to Southampton & London, is also located just over one mile away making it an ideal place to own a second home.





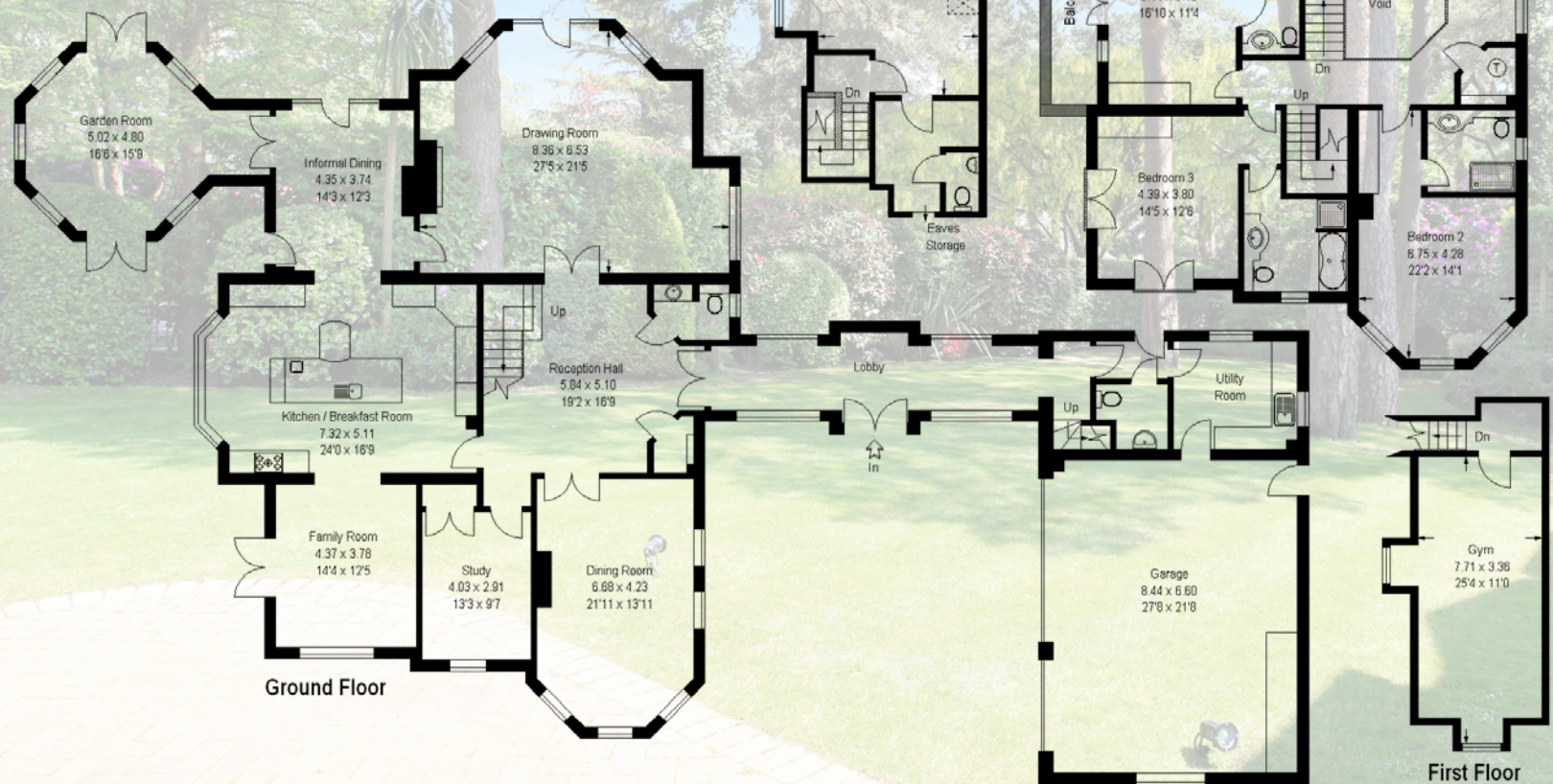
Tivoli House, 6a Western Avenue, Branksome Park, Poole

Approximate Gross Internal Area :- 567 sq m / 6105 sq ft



FLOOR PLANS SOUTHERN © 2014
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	69
EU Directive 2002/91/EC			

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