

VERELEY  
HOMES



The Pines

Leicester Road, Branksome Park

## The Pines - A Luxurious Branksome Park Estate

Vereley Homes is excited to be building a beautiful new home in Branksome Park, Poole – one of the area's most sought-after neighbourhoods, known for its peaceful streets and stunning properties. The house will be up to 4,500 sq ft of thoughtfully designed living space, blending the charm of traditional British architecture with everything you'd expect from a modern family home. Great care has gone into the exterior, with hand-picked materials chosen to feel both classic and built to last – the kind of quality that's immediately obvious the moment you pull up outside.

**5**

Bedrooms

**6**

Bathrooms

**4,500**

sq ft

**1**

Acre plot





The landscaped gardens surrounding the property are designed to blend seamlessly with the natural beauty of Branksome Park, offering a private oasis for relaxation and entertainment.



Inside, the house is equipped with a high specification that promises both comfort and luxury. The interior will feature bespoke finishes, including handcrafted cabinetry, premium stonework, and state-of-the-art appliances.

Spacious rooms are designed with a thoughtful layout to enhance natural light and provide versatile living spaces, including a grand reception hall, a Neptune kitchen benefitting from a lifetime guarantee, and multiple living and dining areas perfect for both intimate family gatherings and larger social events.

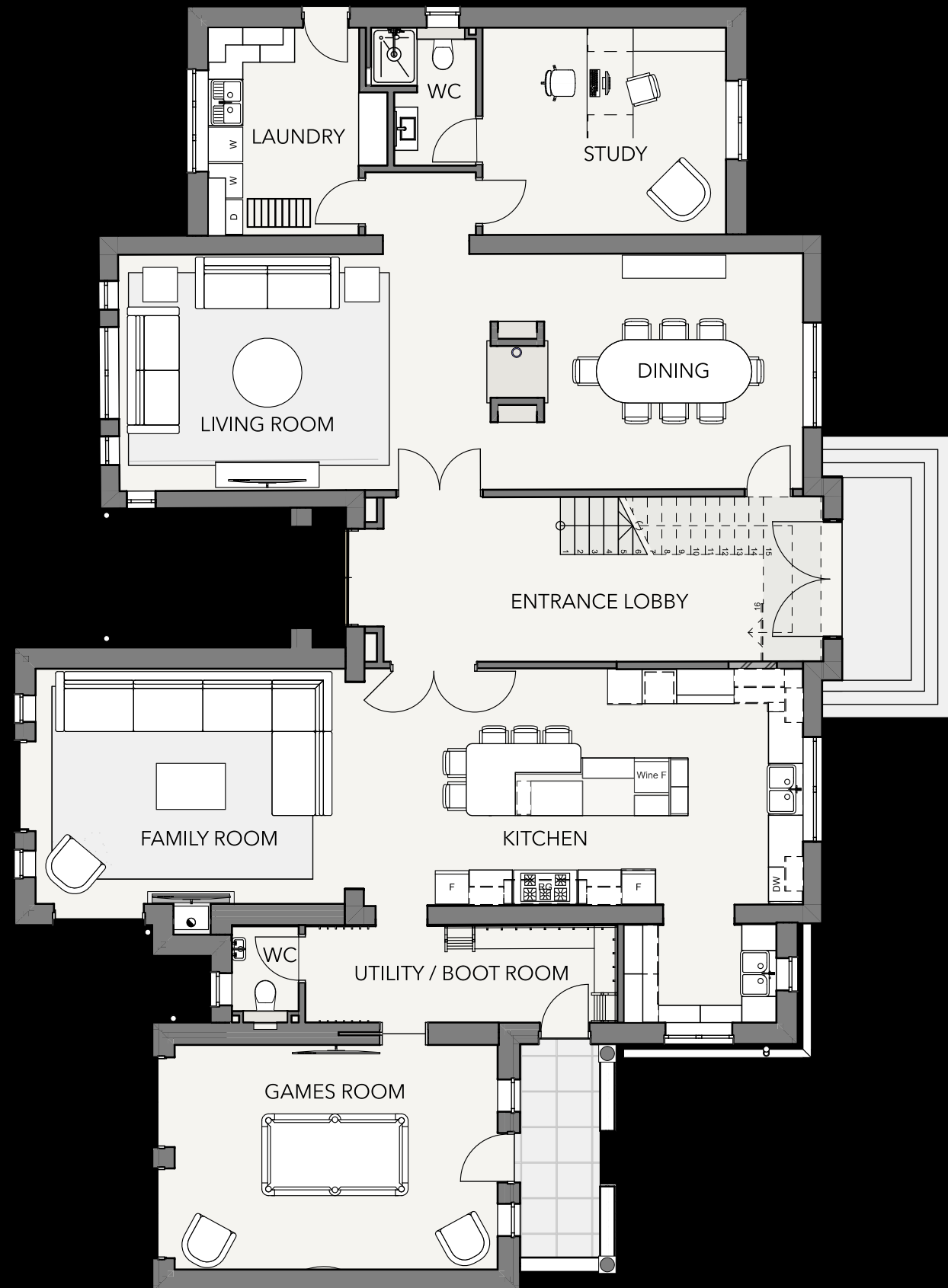
This property by Vereley Homes is set to be a landmark addition to the Branksome Park community, offering a perfect blend of traditional charm and contemporary luxury.



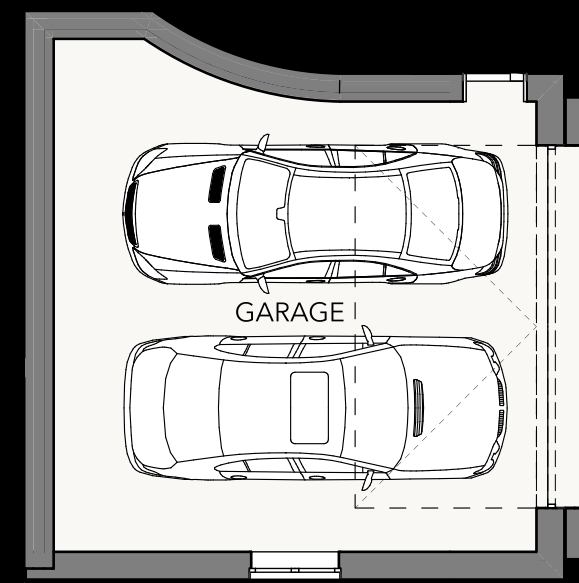
Neptune's handcrafted cabinetry combines traditional joinery with beautifully considered design, creating a kitchen that is as functional as it is beautiful.



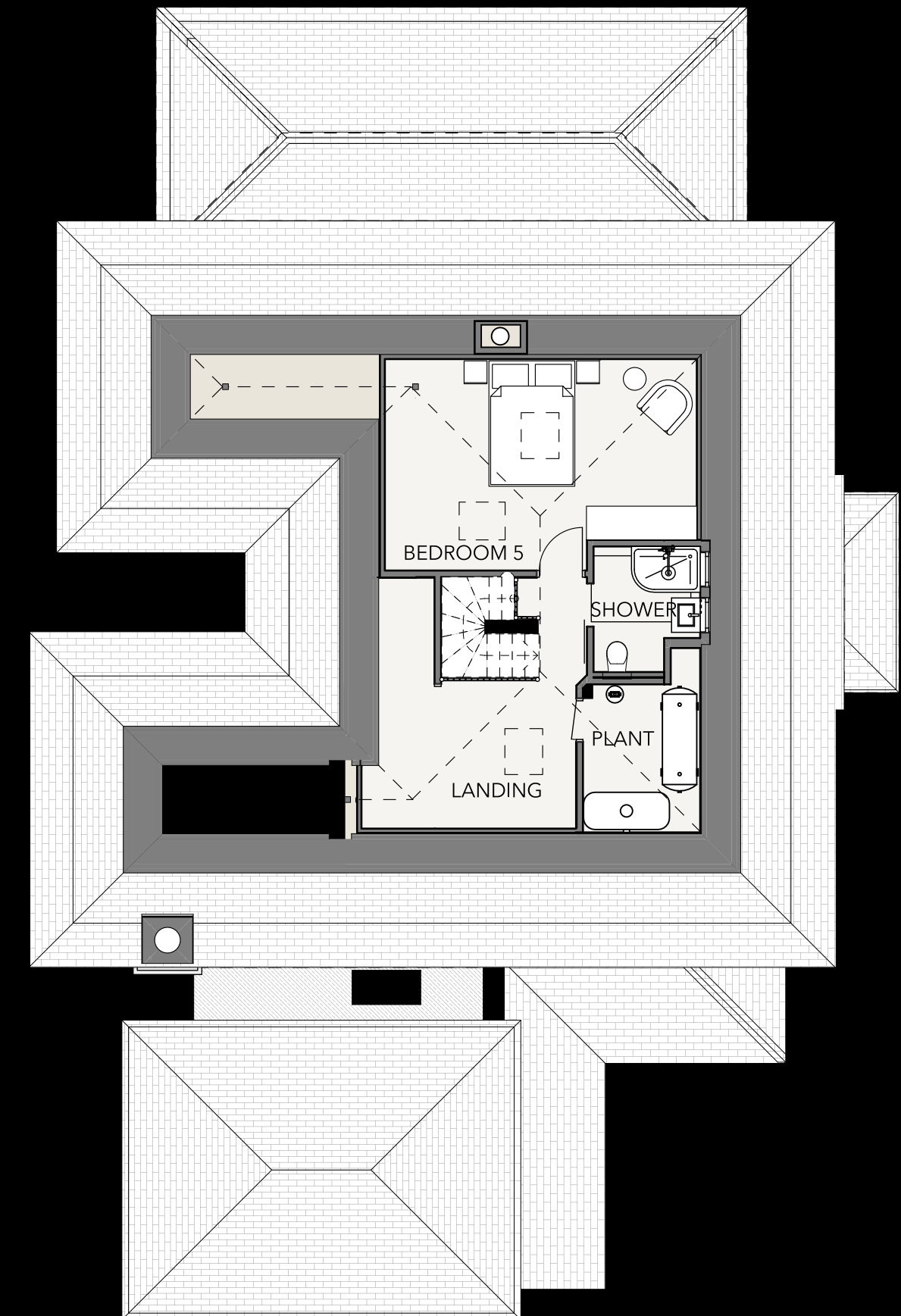
# Floor Plans



Ground Floor



First Floor



Second Floor

# Specifications

A traditionally designed family residence of the highest calibre. Built without compromise, the property combines classic architectural character with the very finest contemporary fittings and technology. Every element has been selected to deliver a home of enduring quality, comfort, and beauty.

## Kitchen

### Neptune Kitchen

- Fully bespoke Neptune cabinetry in a finish to be specified by the purchaser
- Lacanche Range Cooker – a professional-grade French cooker of exceptional performance and beauty, available in a palette of colours and configurations
- Integrated appliances to a specification befitting the quality of the kitchen
- Island unit with generous worktop space for food preparation and informal dining
- Cabinetry includes larder, pan drawers, and bespoke storage throughout
- Choose from premium worktop surfaces – stone or quartz

## Bathrooms & Sanitary Ware

### Vado Sanitaryware Throughout

- Vado brassware, baths, basins, and accessories throughout all six bathrooms
- Principal en-suite bathroom with freestanding bath and walk-in rainfall shower
- Each bedroom benefits from a dedicated en-suite or adjacent bathroom
- Guest cloakroom finished to the same exacting standard
- Heated towel rails and under-floor heating to all bathroom floors
- Porcelain or natural stone tiling, to be agreed with the purchaser

## Flooring

### Engineered Wood Flooring

The principal reception rooms, hallways, and living spaces feature wide-plank engineered wood flooring – combining the warmth and beauty of real wood with outstanding structural stability and longevity.

### Other

- Carpet to bedrooms – quality and specification to be agreed
- Stone or porcelain tiling to kitchen, utility, and all bathrooms

# Specifications

## Heating & Energy

### Underfloor Heating

- Wet underfloor heating system to ground floor throughout
- Zoned control allowing individual room temperature management
- Radiators or underfloor heating to upper floors as appropriate

### Traditional Log Burners

- Log burning stoves in key reception rooms
- HETAS-approved installation with appropriate flue and hearth specification
- Stoves selected to complement the traditional character of the property

### Battery Storage System

- High-capacity battery storage installed to reduce fuel costs
- Compatible with solar PV for future expansion
- Smart energy management for optimal efficiency
- Whole-house monitoring and control via app

## Leisure & Wellbeing

### Sauna

- Timber-lined traditional sauna with electric or wood-fired heater
- Capacity for multiple users
- Independently controlled temperature and timer

### Hot Tub

- Premium hot tub installed in a sheltered garden location
- LED lighting, hydrotherapy jets, and digital controls
- Thermal cover and weather protection included

### Outdoor Kitchen

- Covered outdoor kitchen with durable all-weather worktops and cabinetry
- Integrated gas barbecue, burners, and sink
- Outdoor-rated appliances and storage throughout
- Mood lighting and power sockets for full outdoor entertaining capability

## Garaging & Parking

- Double garage with electric remote-controlled doors
- Power, lighting, and EV charging point provision
- Generous hardstanding and driveway providing ample parking
- Gated entrance and secure boundary throughout the 1-acre plot

## Grounds & Site

- Landscaped formal and informal gardens
- Mature planting and boundary screening for privacy
- Lawned areas with generous garden depth to all aspects
- Outdoor kitchen and leisure area designed for seamless indoor-outdoor living
- Hot tub and garden destination features within sheltered settings
- External lighting to key garden features, pathways, and the house façade
- External power and water connections throughout the grounds

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# VERELEY



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