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Flat 1, Cedar House, 2 Pinewood Road, Branksome Park - BH13 6JS

For Sale £575,000

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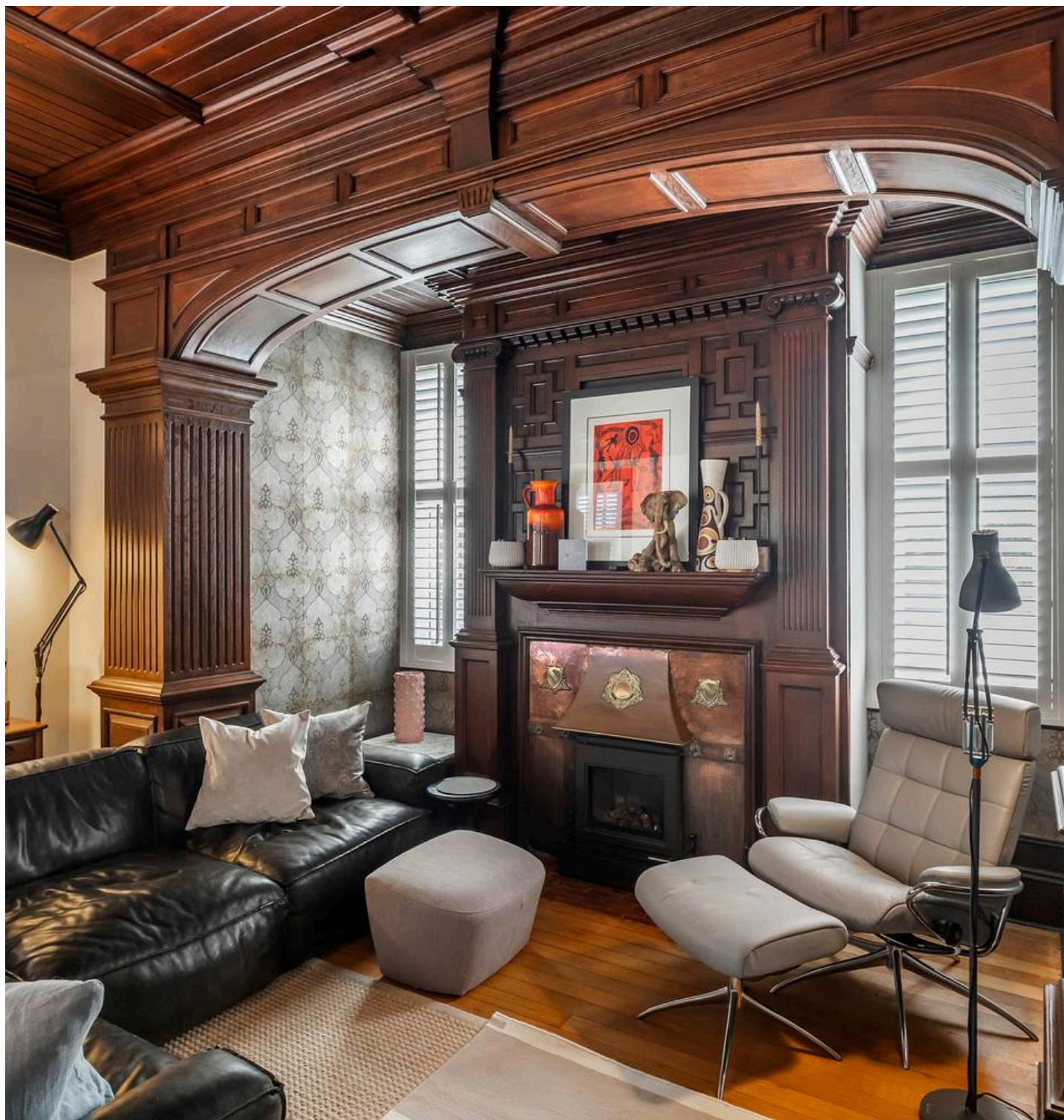


# Cedar House

## Branksome Park

This characterful two bedroom ground floor apartment is all about charm, custom carpentry and wow factor! It has an impressive formal entrance for guests and a private gated garden entrance for personal use, a low maintenance courtyard garden and off street parking, all positioned within an elegant period conversion close to Branksome Beach and Westbourne Village. Extensively renovated in 2020, the apartment combines carefully preserved architectural detailing with a thoughtfully designed interior, creating a highly individual home with an air of impressiveness.

- Character 2 bedroomed apartment within an impressive period conversion
- Conservation area with footpaths to the beach closeby
- Oodles of character and architectural features
- Private gated garden entrance
- Two luxury bathrooms incl. one ensuite
- Luxury renovation completed in 2020
- Unique decorative wood panelling & ornate fireplace
- Private low maintenance patio garden
- Pets welcome under licence
- Two allocated off-street driveway parking
- Share of Freehold
- Holiday lets not permitted
- Council Tax Band E £2,933.30
- Internal Area: 893 sq.ft
- Service Charge £2,040 per annum
- EPC Rating D



The approach immediately sets a different tone from many apartments of its era. A covered entrance with original detailing leads into a private hallway where timber doors, decorative finishes and warm flooring establish a strong sense of character from the outset. The principal living and dining room is the defining space of the apartment. Ornate dark wood panelling frames the ceiling and fireplace wall, creating atmosphere and depth balanced by full height glazing and direct access onto the private patio garden. The room works equally well for quieter evenings or entertaining. Redesigned in 2020, the kitchen combines bespoke cabinetry, stone surfaces and darker textured finishes that complement the apartment's architectural character while remaining practical for daily use.

The principal bedroom opens directly onto the courtyard garden through folding doors and includes fitted wardrobes together with a luxury ensuite shower room. A second bedroom, arranged as a study and guest room, is served by a separate bathroom finished to a similarly refined standard.

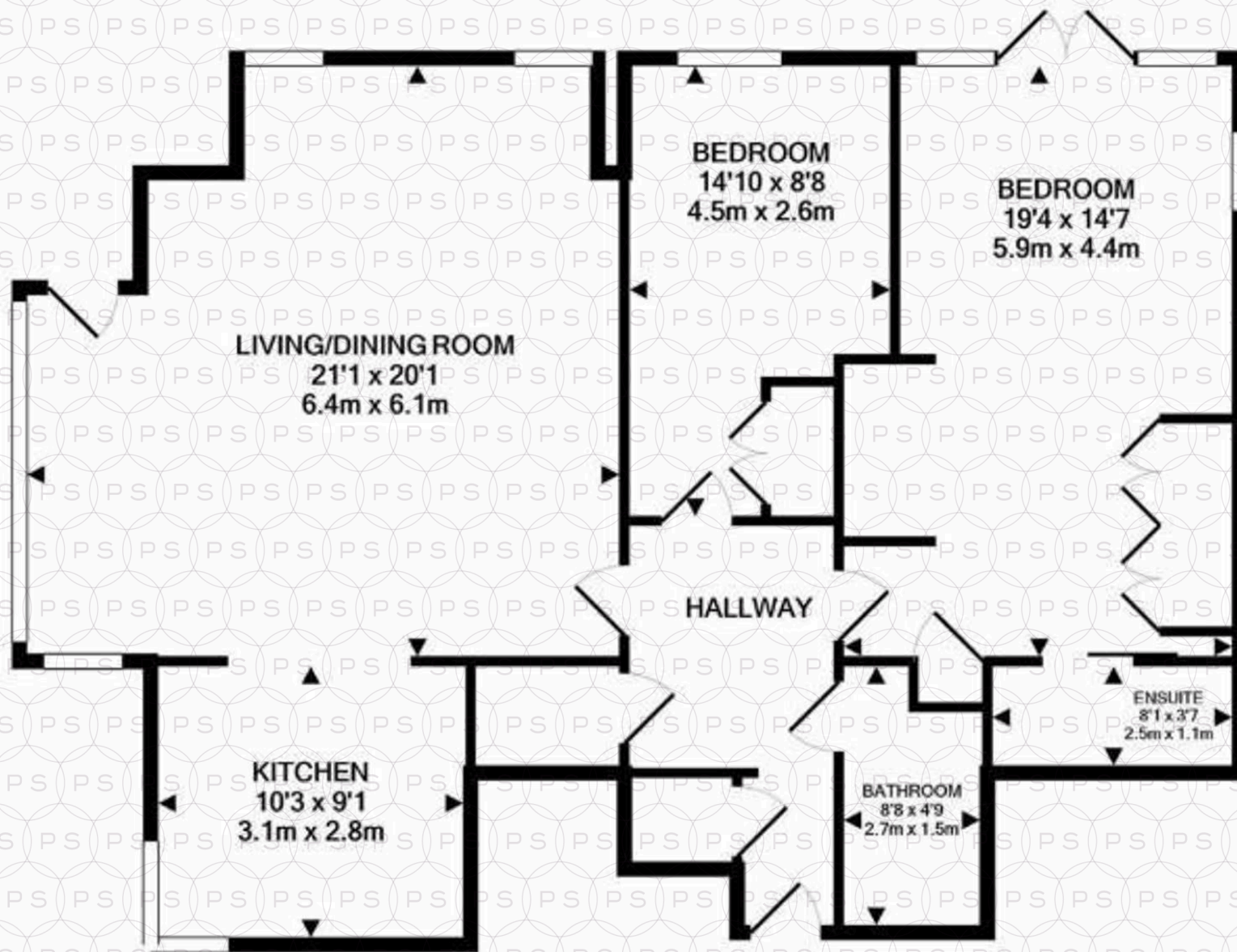
#### OUTSIDE:

The private patio garden is enclosed by mature hedging and designed for low maintenance enjoyment throughout the year. Morning and early afternoon sun reach the terrace, while a gated entrance and off street driveway parking add further practicality and independence.

#### LOCATION:

Cedar House is positioned within one of Branksome Park's most sought after residential settings, conveniently placed between the beach and village life. Just 350 metres away are a couple of footpath options to saunter down through the pine trees to reach the award-winning sandy beaches of Branksome Chine, where there is a hub of beachside activity with brasseries, kiosks, watersports hire and surf lifesaving clubs. Westbourne Village is approximately 0.6 miles away and provides a strong selection of independent cafés, restaurants and everyday amenities. Nearby marinas, yacht clubs and waterside leisure facilities around Poole Harbour contribute to the area's longstanding appeal. Branksome Railway Station offers direct services to London Waterloo in approx. 2 hrs, making the location equally suited as a primary residence or coastal base for those travelling regularly to the capital.





**TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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