



1 Silwood

Forest Road | | Poole | BH13 6DQ

Guide price £600,000

B E E Z U M S

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- **House-Style Duplex Living:** Arranged over two expansive floors with private, self-contained ground-floor access.
- **Two Dedicated Bedroom Suites:** Both doubles feature bespoke fitted wardrobes and luxury private en-suites.
- **Two Allocated Parking Spaces + EV Charger:** Private off-street parking with dedicated electric vehicle charging and secure external store.
- **Prime Coastal Location:** Moments from Westbourne's independent boutiques and bistros, with scenic woodland walks to Branksome Chine beach.
- **Private West-Facing Garden:** Fully enclosed, sun-soaked terrace and lawn designed for seamless indoor-outdoor entertaining.
- **Dedicated Home Office & Utility:** Ground-floor study plus a separate, laundry/utility room.
- **Share of Freehold:** Quiet, exclusive boutique development.
- **PETS ALLOWED**

****TWO-STOREY LUXURY**** This premium 1,200 sq ft SELF-CONTAINED apartment features its own WEST FACING GARDEN and two parking spaces with an EV charger. PETS ALLOWED

The spacious and contemporary interior delivers two double bedrooms, two bathrooms, a dedicated study, and a seamless open plan kitchen, dining, and sitting room.

Extremely stylish with high quality fixtures and fittings.





The Independence of a House with the Lock-Up-and-Leave Ease of a Luxury Coastal Home.

Positioned in one of Branksome Park's most peaceful, tree-lined avenues, this impeccably appointed duplex apartment delivers over 1,150 sq ft of refined architectural living. Configured over two distinct levels with its own private ground-floor entrance, the property uniquely bridges the gap between a low-maintenance coastal retreat and the privacy, layout, and outdoor sanctuary of a traditional house.

Whether downsizing from a larger family residence or securing a high-calibre coastal base with effortless rail links to London Waterloo, this home offers uncompromising quality, bespoke storage, and dedicated spaces to work, host, and unwind.

Ground Floor: Light-Filled Entertaining & Practical Design

The Welcome: A broad reception hall immediately establishes the home's calm, contemporary aesthetic, featuring clean sightlines, discrete under-stair storage, and engineered finishes.

The Living & Dining Space: Fluid and expansive, the main reception area is zoned for both relaxed evenings and formal dinner parties. Full-height glazed doors flood the room with natural light and frame direct views across the private grounds.

The Kitchen: Beautifully integrated with a stone-topped breakfast bar, premium Neff appliances, and sleek cabinetry, positioned to keep the host connected with guests while entertaining.

Work-From-Home & Utility: Rare for two-bedroom properties, a separate dedicated study offers a quiet, tailored work-from-home sanctuary away from the main living zones. Directly adjacent, a purpose-built utility room keeps laundry appliances and household storage neatly tucked away.

First Floor: Private Bedroom Sanctuaries

Ascending to the private first floor, the design mirrors the seclusion of a prime mews house:

The Principal Suite: An indulgent bedroom suite complete with wall-to-wall fitted wardrobes and an en-suite bathroom showcasing a deep freestanding tub, separate walk-in rainfall shower, and contemporary porcelain tiling.

Guest Suite (Bedroom Two): A generous second double bedroom, equally well-appointed and its own en-suite shower room—ensuring complete privacy and comfort for visiting guests or family.

Outside: Private West-Facing Garden & Parking

Step straight out from the living room onto an expansive, paved entertaining terrace leading to a secluded, westerly facing lawn. Bathed in afternoon and evening sunshine, it provides the ideal sheltered setting for alfresco dining, summer drinks, or relaxing after a morning at the beach.

The property benefits from two allocated off-street parking spaces fitted with a dedicated EV charging point, alongside an invaluable lockable private external store—ideal for paddle boards, golf clubs, and bicycles.





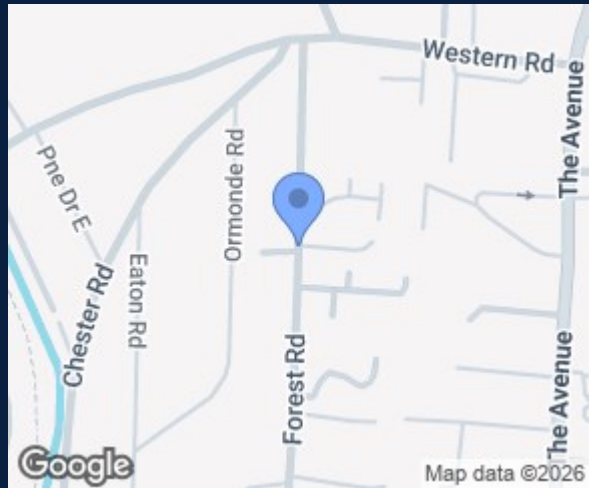
The Location: Branksome Park & Coastal Living
Set within the historic 600-acre conservation area of Branksome Park, Forest Road offers a tranquil woodland environment just moments from the coastline:

Westbourne Village (approx. 0.6 miles): A stroll leads to Westbourne's Victorian arcade, artisan bakeries, M&S Simply Food, and an eclectic mix of independent bistros and wine bars.

The Beaches: A scenic walk down through the chine takes you directly to the Blue Flag sandy stretches of Branksome Chine and Canford Cliffs, leading towards Sandbanks.

Transport Connections: Branksome and Bournemouth railway stations provide direct, mainline services to London Waterloo (approx. 1hr 45m), while the Wessex Way (A338) offers swift road access to the M27 and London.

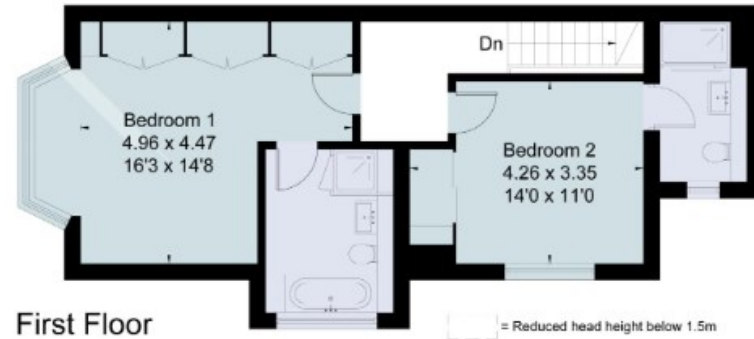




01202 733733
office@beezums.com

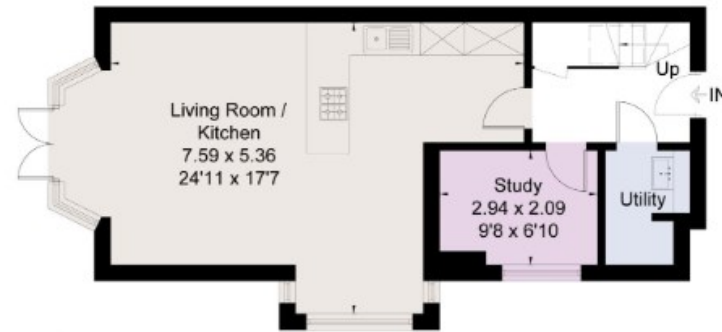
BEEZUMS

Approximate Floor Area = 107.3 sq m / 1155 sq ft



First Floor

Reduced head height below 1.5m



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85627

Council Tax Band F EPC Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.