



Flat 3 Rowington Hall

Dover Close | Branksome Park | Poole | BH13 6EA

£800,000

B E E Z U M S

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- **CHARACTER MAISONETTE**
- **OVER 1,500 SQFT**
- **LARGE KITCHEN/DINER**
- **GARAGE & ALLOCATED PARKING**
- **SHARE OF FREEHOLD**
- **AMAZING PRIVATE ROOF TERRACE**
- **THREE DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **PRIVATE ROAD**
- **SEPARATE HOME OFFICE**

MANSION STYLE APARTMENT extending to over 1,500 SQ FT. Set in wonderful PRIVATE GROUNDS and arranged over 2 floors.

This CHARACTER property boasts 3 bedrooms, 2 bathrooms and a PRIVATE SUN TERRACE with 360 degree treetop views.

NO FORWARD CHAIN





This magnificent mansion-style apartment occupies a substantial portion of one of Branksome Park's most impressive character properties. Now converted into just four luxury residences, the development is privately set within gated grounds approaching one acre, positioned on a peaceful private road in the heart of Branksome Park.

The grand communal entrance hall sets a striking tone, featuring a beautiful original stained-glass window and a sweeping solid wood staircase leading to the upper levels. Inside, the apartment is exceptionally bright and spacious, having been meticulously modernised to an uncompromising standard by the current owner.

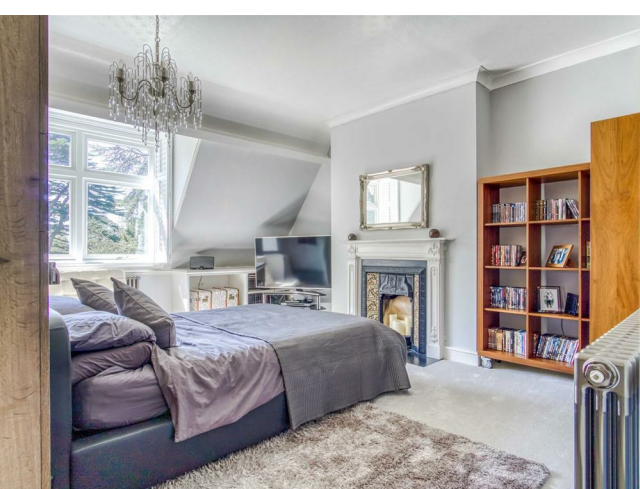
The accommodation is arranged over two floors. The first level features a premium, fully integrated kitchen and dining room, complete with a central island, a custom-built dining table, and direct access to a sunny, south-west-facing balcony.



This floor also hosts three generous double bedrooms and two high-specification bathrooms, including the principal suite, which boasts elegant high ceilings, a dedicated walk-in wardrobe, and a luxury en-suite. An additional separate home office, with good storage completes this level.

From the hallway, stairs ascend to the main living room, which opens directly onto a completely private and secluded rooftop garden, offering panoramic, 360-degree views over the surrounding treetops and the beautifully landscaped communal grounds below.

Outside, the property further benefits from allocated parking and a private single garage equipped with handy overhead storage.



Location

The property is situated in Branksome Park, a premier residential district renowned for its 600 acres of leafy, tree-lined avenues. This highly desirable location sits moments from the award-winning, Blue Flag sandy beaches at Branksome Chine and the world-famous Sandbanks Peninsula.

The charming nearby villages of Canford Cliffs and Westbourne offer an eclectic mix of independent shops, bars, bistros, and restaurants. Ideally positioned midway between the bustling town centres of Poole and Bournemouth, residents enjoy easy access to a wealth of shopping, leisure, and entertainment facilities.

Transport links are exceptional. Bournemouth mainline railway station provides direct services to Southampton and London Waterloo. The A338 (Wessex Way) is located just two miles away, linking to the M27 and putting London within a 90-minute commute. For travel further afield, Bournemouth and Southampton international airports are easily accessible, while Poole Harbour offers ferry services to the Channel Islands and mainland Europe.

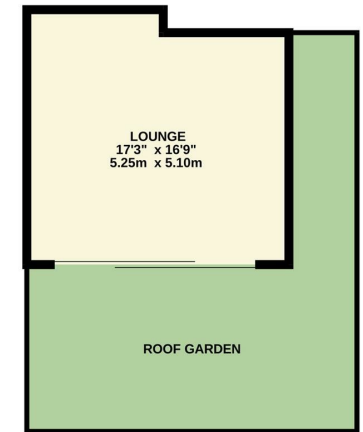




GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band E

EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Share of Freehold

Maintenance Charges approximately £2100 annually

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.

01202 733733
office@beezums.com

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