

Luxury+Prestige

1 PINETREE DRIVE

6 WILDERTON ROAD, BRANKSOME PARK, POOLE, BH13 6E















TAKE A STEP INSIDE



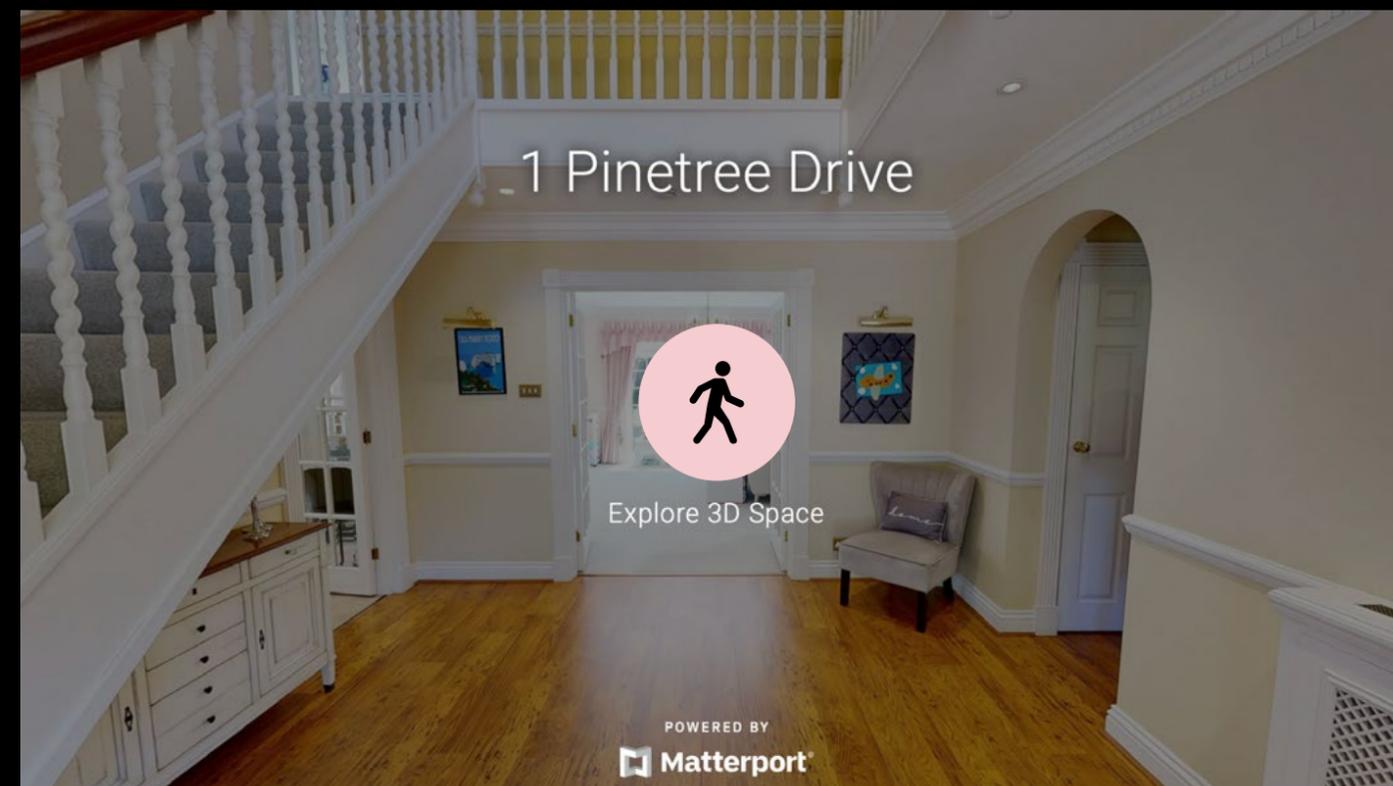
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

Floorplan

1 Pinetree Drive, 6 Wilderton Road,
Branksome Park, Poole, BH13 6EE

GROSS INTERNAL AREA

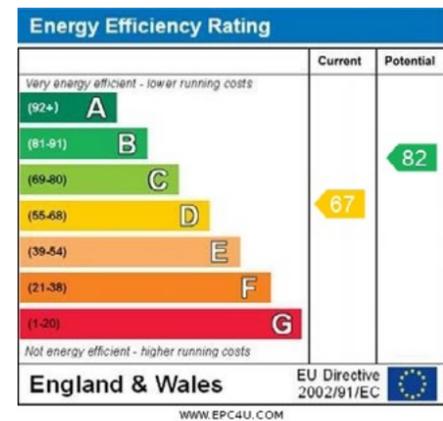
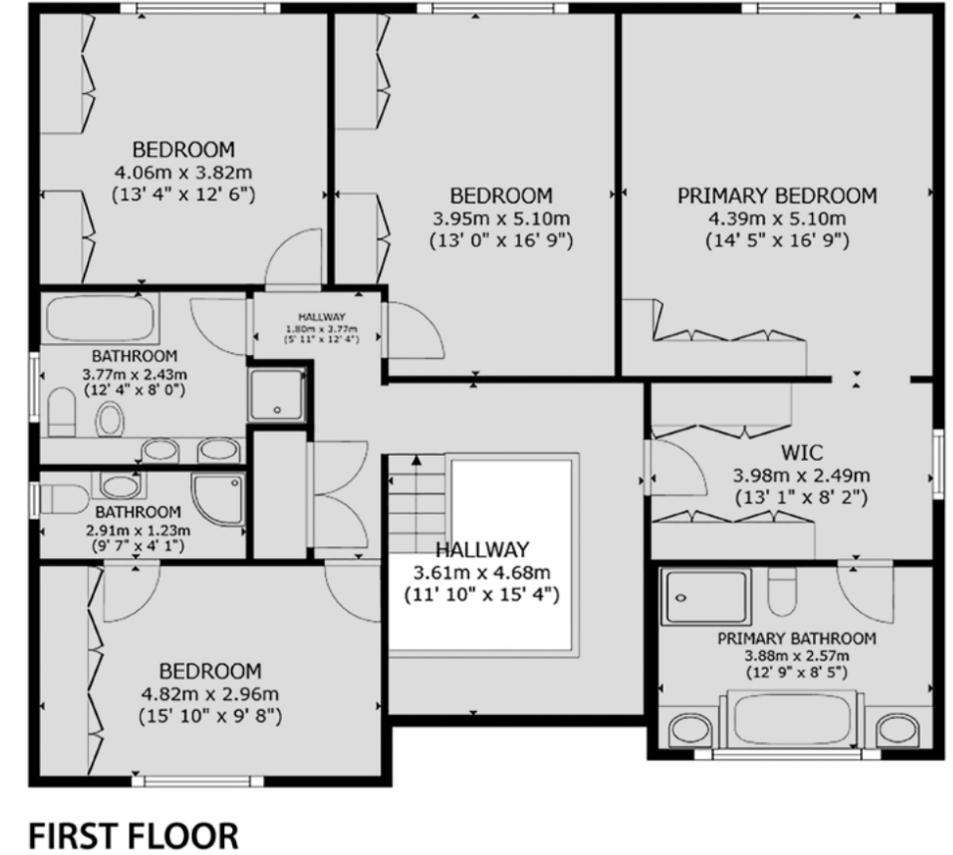
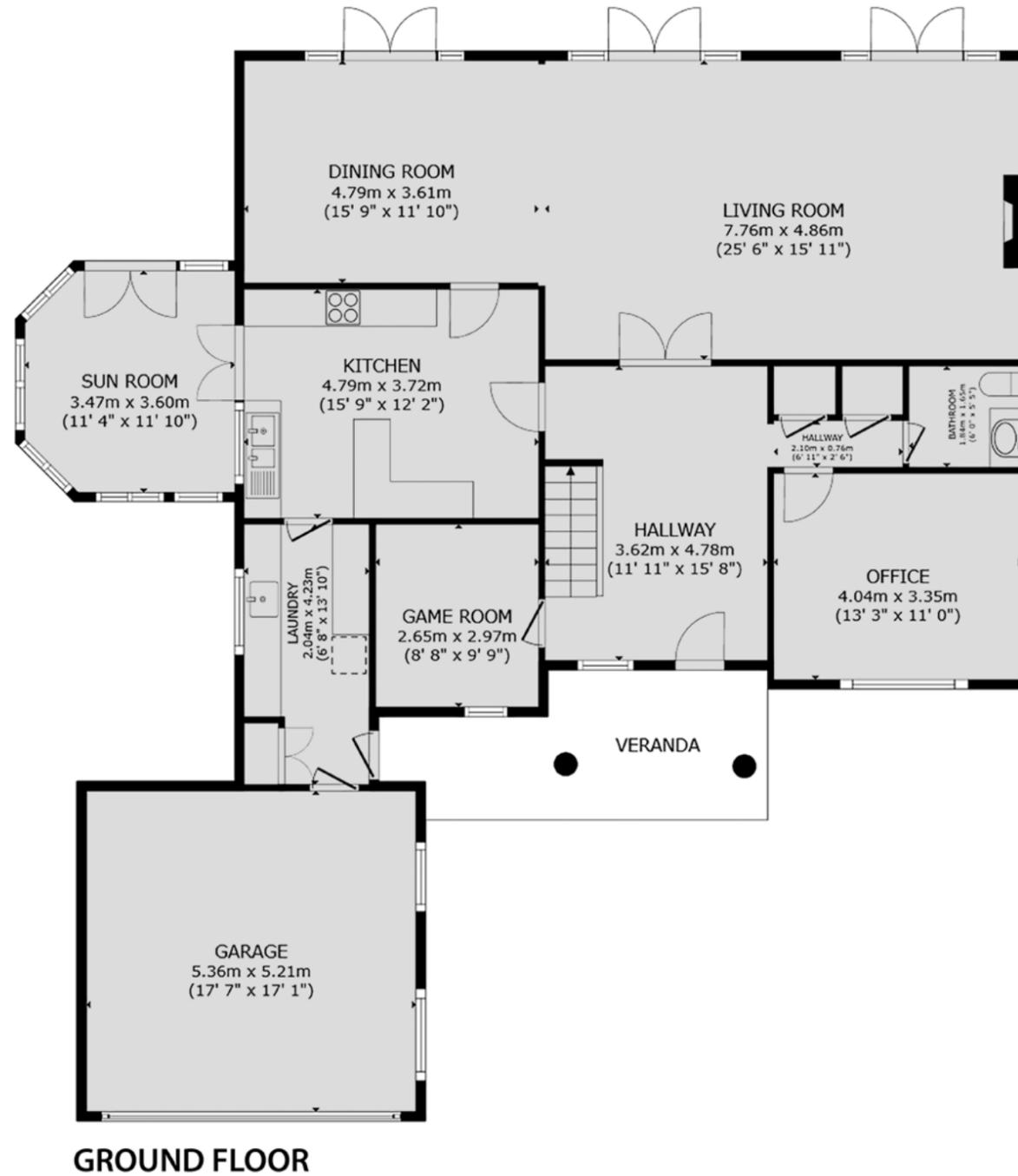
House:

Ground Floor: 1,540sq. ft / 143 m²
First Floor: 1,406 sq. ft / 131m²
Total: 2,946 sq. ft / 274 m²

Garage: 300 sq. ft / 28 m²

Overall Total: 3,246 sq. ft / 302 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Pinetree Drive is an exclusive gated community tucked away in a quiet corner of Branksome Park where houses have sold for in excess of three million pounds.

It benefits from attractive elevations and a private setting with extensive grounds extending to nearly 0.7 acres and a sunny aspect. The built form extends to nearly 3,250 square feet arranged over just two floors including an attached double garage.

There is currently a total of four bedrooms and three bathrooms with the primary suite benefiting from a walk through dressing room. Downstairs there is a very large open plan lounge / dining room, a home office, games room and a kitchen breakfast room formed in conjunction with a conservatory. The decor is well presented but perfect for anybody looking for a project or to simply make cosmetic upgrades.

Planning permission was granted in 2025 to remodel the house and to enlarge the ground floor accommodation even more, details of which are available upon request (reference APP/24/01203/F).

Details

Guide Price: £1,895,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £141,150**
Additional Home £235,900**

** based on guide price

Local Authority: BCP Council

Council Tax: Band H
2025/2026 £4,509.88pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + **Secure and gated development**
- + **Grounds of approximately 0.7 acres**
- + **Sunny aspect**
- + **Private setting**
- + **Nearly 3,250 square feet**
- + **Arranged over just two floors**
- + **Planning permission to extend and remodel**
- + **Four bedrooms, three bathrooms**
- + **Choice of receptions**
- + **Sellers suited**

Our team



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Property ref:	1092
Published:	July 2025



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