



7 Silwood Forest Road, Poole BH13 6DQ  
Guide Price £800,000 Freehold





### Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

### Property Comprises

An elegant semi-detached townhouse—one of only three within an exclusive development of just seven beautifully appointed homes. Ideally positioned between the sandy shores of Branksome Chine and the vibrant amenities of Westbourne, the property offers the perfect blend of coastal living and convenience.

Upon entering, a bright and welcoming entrance hall leads to a stunning kitchen/dining room, which enjoys an attractive outlook over the rear garden and benefits from direct access. The contemporary kitchen is well-equipped with a range of sleek units and integrated appliances, creating a stylish and practical space. A separate living room opens onto a private front patio, offering a peaceful retreat.

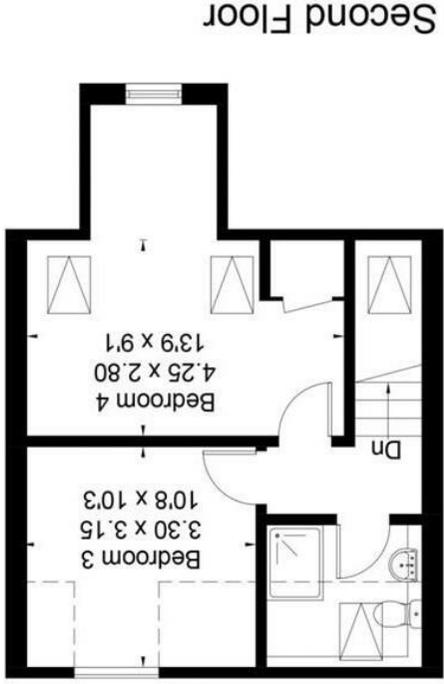
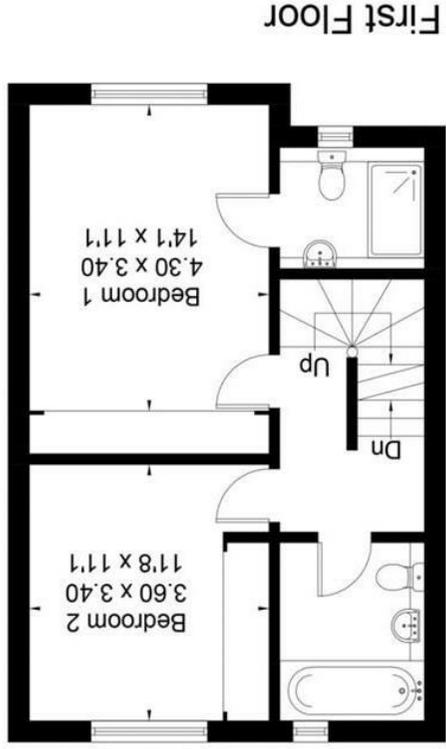
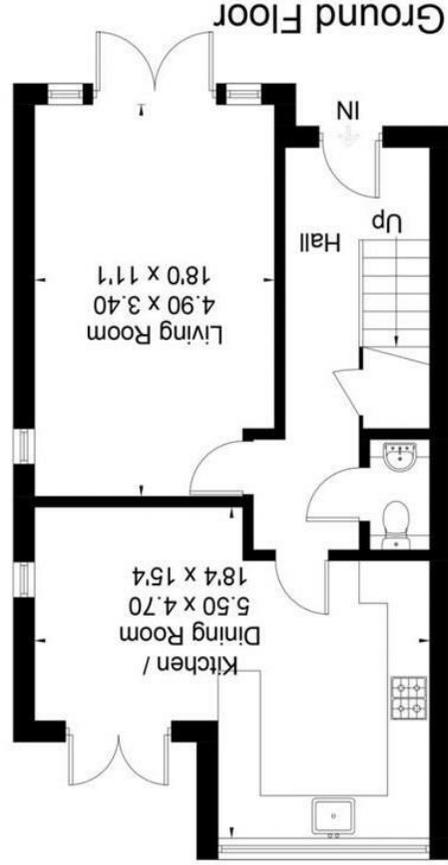
The first floor features two generously sized bedrooms, both with fitted wardrobes, and a luxuriously appointed family bathroom with an in-bath shower. The impressive principal bedroom enjoys elegant plantation shutters and a private en suite shower room.

On the second floor, there are two additional bedrooms served by a separate shower room, along with a useful airing cupboard. The fourth bedroom is currently used as a study, providing flexibility for modern living.

The rear garden is a real highlight—beautifully landscaped and level, with a paved terrace ideal for entertaining and alfresco dining. Mature shrubs add year-round interest and colour, while a further patio at the front of the property is framed by established hedging, offering both privacy and charm.



Approximate Floor Area = 136.6 sq m / 1470 sq ft



= Reduced head height below 1.5m

Drawn for illustration and identification purposes only by fourwalls-group.com 230203

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:  
 • Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.  
 • They do not constitute an offer of contract for sale.  
 • Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy Efficiency Rating: 100	Climate: Excellent
Energy Efficiency Rating: 79	Climate: Good
Energy Efficiency Rating: A	Climate: Fair
Energy Efficiency Rating: B	Climate: Fairly poor
Energy Efficiency Rating: C	Climate: Poor
Energy Efficiency Rating: D	Climate: Fairly poor
Energy Efficiency Rating: E	Climate: Poor
Energy Efficiency Rating: F	Climate: Fairly poor
Energy Efficiency Rating: G	Climate: Poor

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact (CO <sub>2</sub> ) Rating: 100	Climate: Excellent
Environmental Impact (CO <sub>2</sub> ) Rating: 79	Climate: Good
Environmental Impact (CO <sub>2</sub> ) Rating: A	Climate: Fair
Environmental Impact (CO <sub>2</sub> ) Rating: B	Climate: Fairly poor
Environmental Impact (CO <sub>2</sub> ) Rating: C	Climate: Poor
Environmental Impact (CO <sub>2</sub> ) Rating: D	Climate: Fairly poor
Environmental Impact (CO <sub>2</sub> ) Rating: E	Climate: Poor
Environmental Impact (CO <sub>2</sub> ) Rating: F	Climate: Fairly poor
Environmental Impact (CO <sub>2</sub> ) Rating: G	Climate: Poor