

Luxury+Prestige



# 1 SILWOOD

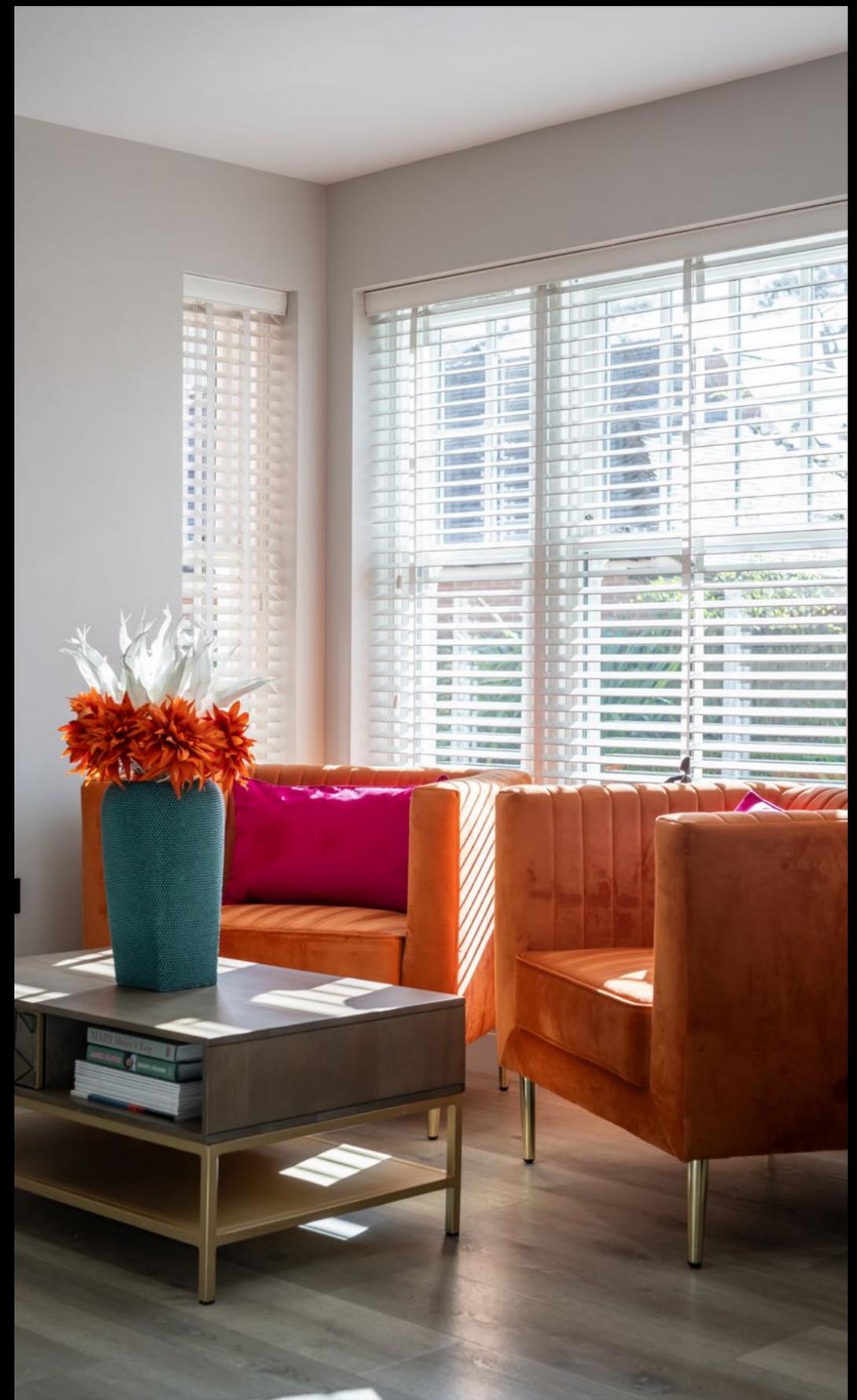
5 FOREST ROAD, BRANKSOME PARK, POOLE, BH13 6DQ

















# TAKE A STEP INSIDE



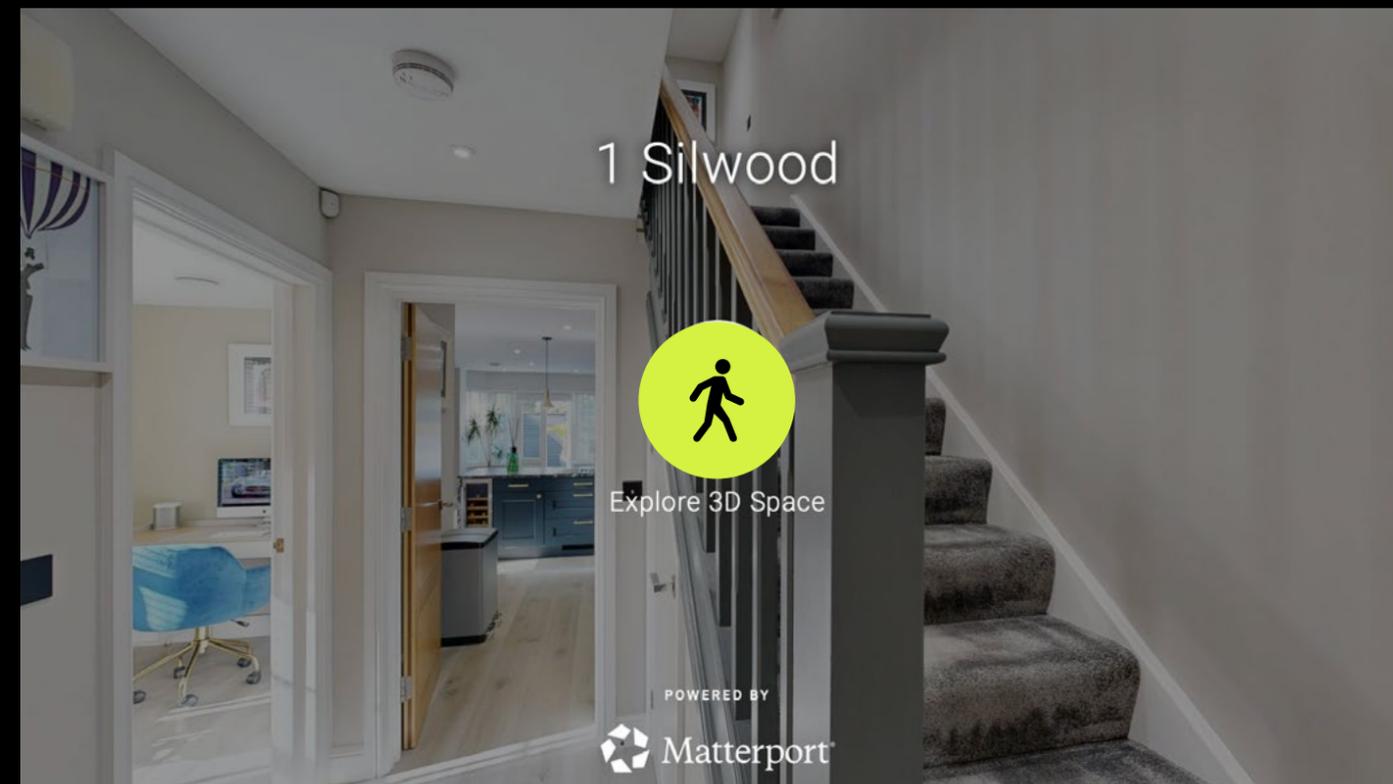
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



## 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.



# Floorplan

1 Silwood, 5 Forest Road,  
Branksome Park, Poole, BH13 6DQ

## GROSS INTERNAL AREA

### House:

Ground Floor: 572 sq. ft / 51 m<sup>2</sup>  
First Floor: 609 sq. ft / 57 m<sup>2</sup>  
Total: 1,181 sq. ft / 110 m<sup>2</sup>

Outbuilding: 40 sq. ft / 3.7 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

# Summary

## Silwood is one of the most recently constructed developments in Forest Road.

The location is very popular due to its proximity to the beautiful beaches at Branksome Chine at one end of The Avenue and the popular shopping centre of Westbourne at the other. This exquisite two bedroom duplex has virtually all the benefits of a town house as it boasts a ground floor entrance, a privately demised garden and two parking spaces. The built form extends to nearly 1,200 sq ft laid out over two floors.

On the top floor there are two generous double bedrooms, each with en suite facilities. The ground floor includes study as well as an open plan lifestyle room which zones conveniently for kitchen, dining and sitting, all opening onto the private garden which is beautiful laid out and which features a synthetic lawn and private store beyond.

The exquisite hand painted kitchen features beautiful stone tops with a peninsula and breakfast bar as well as a comprehensive range of integrated appliances and a Quooker tap. The decor is outstanding throughout and other luxuries include MVHR, Dowsing & Reynolds electrical fittings and an EV charging point. We understand the development is pet friendly.

# Details

<b>Guide Price:</b>	£650,000
<b>Tenure:</b>	Leasehold & Share of Freehold
<b>Lease Length:</b>	999 years from 29/09/2012
<b>Maintenance:</b>	TBC
<b>Ground Rent:</b>	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Stamp Duty:</b>	Main Home           £22,500** Additional Home   £55,000** ** based on guide price
<b>Local Authority:</b>	BCP Council
<b>Council Tax:</b>	Band F 2025/2026           £3,257.14pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	Mains gas, electricity, water and drainage

# Key features

- + Ground floor entrance
- + Private garden
- + Two parking spaces
- + Nearly 1,200 sq ft
- + Two bedrooms, two bathrooms
- + Open plan kitchen, dining family room and sitting room
- + Home office
- + Stunning decor
- + Highly luxurious kitchen
- + Popular location

# Our team



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