



Flat 20 2 Wilderton Road, Branksome Park, Poole BH13 6EE  
£925,000 Share of Freehold





**SHOWHOME EVENT SATURDAY 4th AND SUNDAY 5th JULY 11AM-3PM**  
**Phase 2 PRICES FROM £760,000 - £1,775,000.** The Wilderton, an exclusive collection of luxury apartments and penthouses set within 1.64 acres of beautifully landscaped grounds in the prestigious Branksome Park Conservation Area. Developed by Harrison Property Group, the scheme combines striking contemporary architecture, premium specification and exceptional attention to detail, all within moments of Westbourne, with Canford Cliffs and Sandbanks beach close proximity along with the area's renowned coastal amenities.

- Secure underground parking with dedicated EV charger preparation
- Exclusive collection of luxury apartments and penthouses
- Zoned underfloor heating with ground floor and penthouse apartments having air source heat pumps
- Set within approximately 1.64 acres of landscaped grounds
- Contemporary architecture and premium specification
- Designer kitchens and luxury bathrooms
- Private balconies and terraces with porcelain tiled flooring
- Secure entry system and lift access
- Constructed in accordance with the latest building regulations, ensuring high levels of energy efficiency and noise reduction
- 10 year build warranty

### 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

### The Property

Contemporary Coastal Living in Branksome Park

Set within approximately 1.64 acres of private landscaped grounds, The Wilderton is a distinguished collection of luxury apartments and penthouses positioned within the highly regarded Branksome Park Conservation Area. Thoughtfully designed to sit harmoniously amongst its mature woodland surroundings, the development delivers a refined blend of modern architecture, elegant interiors and exceptional attention to detail.

Developed by Harrison Property Group, The Wilderton offers a rare opportunity to enjoy contemporary living in one of the South Coast's most sought-after residential locations. Each home has been carefully crafted with spacious open-plan layouts, high-specification kitchens, beautifully appointed bathrooms, bespoke storage solutions and generous outdoor spaces designed to maximise natural light and views across the grounds.

Surrounded by established pine trees and manicured gardens, residents benefit from an enviable sense of peace and seclusion whilst remaining within easy reach of Canford Cliffs Village, Westbourne and the award-winning beaches of Sandbanks and Branksome Chine. Combining luxury, convenience and an exceptional setting, The Wilderton represents a landmark development in the heart of Branksome Park.

### Spec

Kitchens:

- Stylish Kitchen Elegance designed furniture with base, wall and tall units finished in a complementary cashmere colour palette.
- Stone worktops with matching upstands and smoked mirror splashbacks.
- Comprehensive range of Siemens integrated appliances including oven, combi microwave, dishwasher, fridge freezer, induction hob and extraction.
- Integrated LED under-cabinet lighting.
- Separate utility room with stainless steel sink and space for washing machine and tumble dryer.

Bathrooms & En Suites:

- Contemporary white sanitary ware throughout.
- Wall-mounted Duravit vanity units with integrated ceramic basins.
- Premium Vado taps and shower fittings.
- Wall-mounted WCs with soft-close seats and dual flush systems.
- Matching Saloni wall and floor tiling.
- Walk-in showers with thermostatically controlled rainfall shower heads and separate handheld attachments.
- Illuminated mirrors with integrated LED lighting.
- Electric heated towel rails.

Flooring:

- Luxury Karndean herringbone wood-effect flooring to hallways, living areas, dining spaces and kitchens.
- Large-format porcelain tiling to bathrooms and en suites.
- Premium carpet finishes to bedrooms and selected accommodation.
- Internal Finishes
- Painted Harrow internal doors supplied by Todds with designer ironmongery.





**Key Drummond**

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# Development floor plans and pricing available separately

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.

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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 efficient - lower running costs	Very energy efficient - lower running costs
A	A+
B	B+
C	C+
D	D+
E	E+
F	F+
G	G
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower CO <sub>2</sub> emissions	Very energy efficient - lower CO <sub>2</sub> emissions
A	A+
B	B+
C	C+
D	D+
E	E+
F	F+
G	G
EU Directive 2002/91/EC	
England & Wales	