

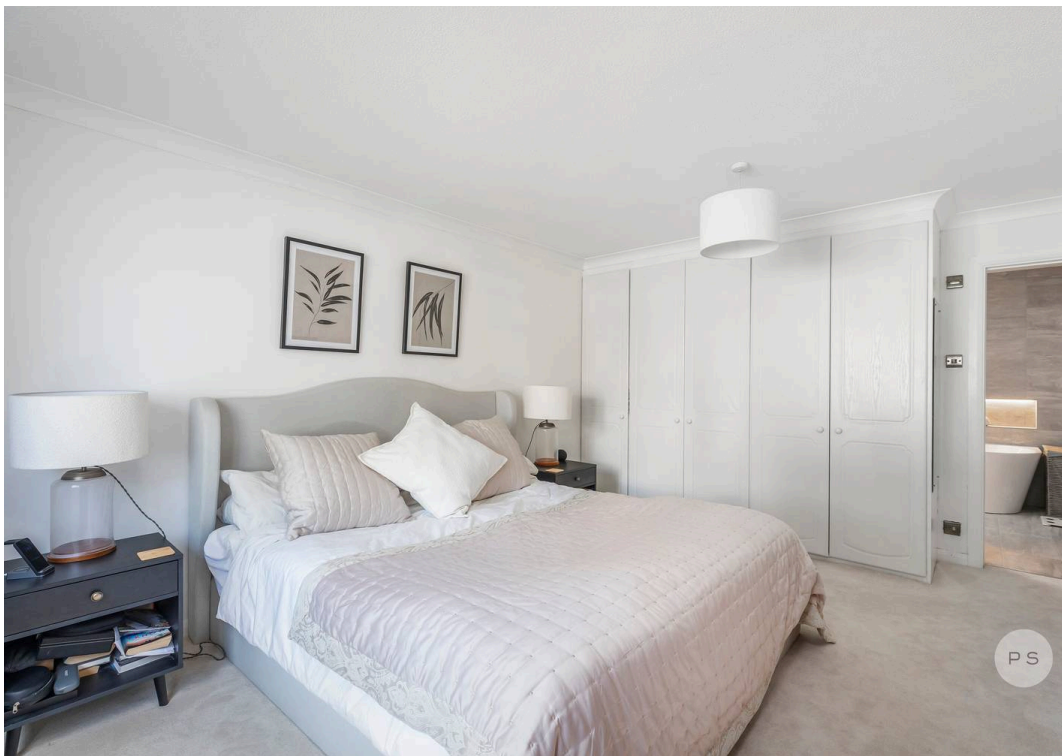
PS



33 Pinewood Road, Branksome Park, Poole - BH13 6JP

For Sale £1,475,000

PS



Pinewood Road

Branksome Park

Designed around ease, light and connection to its setting, this extended residence centres on a lateral living layout that unfolds seamlessly from the moment of arrival. The house is aligned to draw the eye through to the garden, where wide glazing creates a calm, light filled environment throughout the day. Backing directly onto Branksome Chine wooded footpath, it offers a quiet, nature led lifestyle with immediate access to miles of golden sands just 250 metres away. The approach is defined by a generous in and out driveway, creating both presence and practicality with ample parking alongside the integral double garage.

- Lateral living layout across the ground floor
- Gated access onto Branksome Chine wooded footpath to beach
- Approx. 250 metres to Branksome Chine beach
- Extended and refurbished detached residence
- Open plan kitchen, dining and living space
- Full width floor to ceiling rear glazing
- Ground floor ensuite bedroom
- Three further first floor bedrooms
- Ground floor reception, office or media room
- Utility room with external access
- Stunning interior styling & craftsmanship
- Extensive parking & double garage
- Total sq.ft. 2,302 (213 sq.m)
- Council Tax Band G - £3999.98
- Freehold
- Solar panels & EPC rating C



ABOUT THE PROPERTY:

The entrance hall is arranged to create a direct sightline through to the garden, establishing an immediate connection between inside and out. This visual axis continues into the main living space, where proportions widen and natural light becomes a defining feature. Positioned across the rear elevation, the open plan kitchen, dining and sitting area forms the core of the home, centred for everyday living with clear interaction between each zone. A refined modern Shaker kitchen with deep navy cabinetry contrasts with pale surfaces and natural light, creating a confident, contemporary feel softened by subtle coastal tones. Full width floor to ceiling glazing frames the garden, bringing light deep into the interior and opening directly onto a large alfresco terrace.

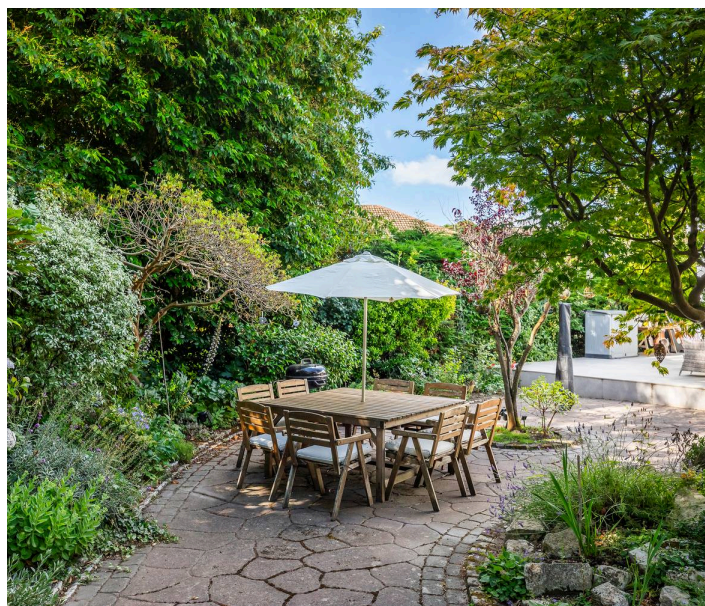
A separate reception room offers flexibility as a spacious home office, media room or lounge. A ground floor bedroom suite offers a pleasant garden outlook, fitted wardrobes and a large stylish ensuite with separate bath and shower. A utility room with side access and boot storage supports the practical rhythm of the ground floor. Upstairs, three further bedrooms are arranged to provide separation from the main living level, served by a modern family bathroom.

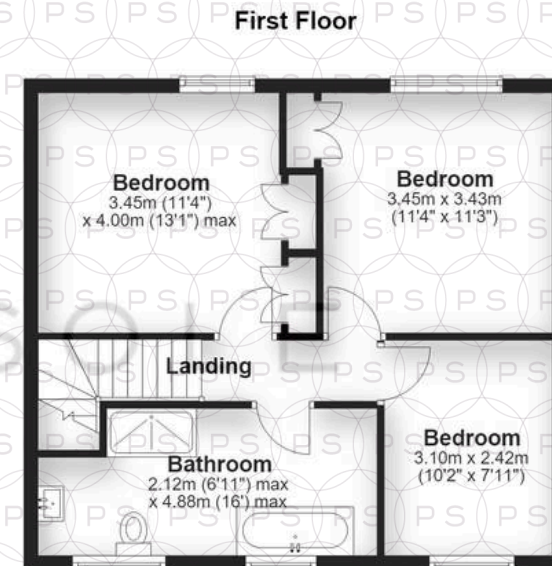
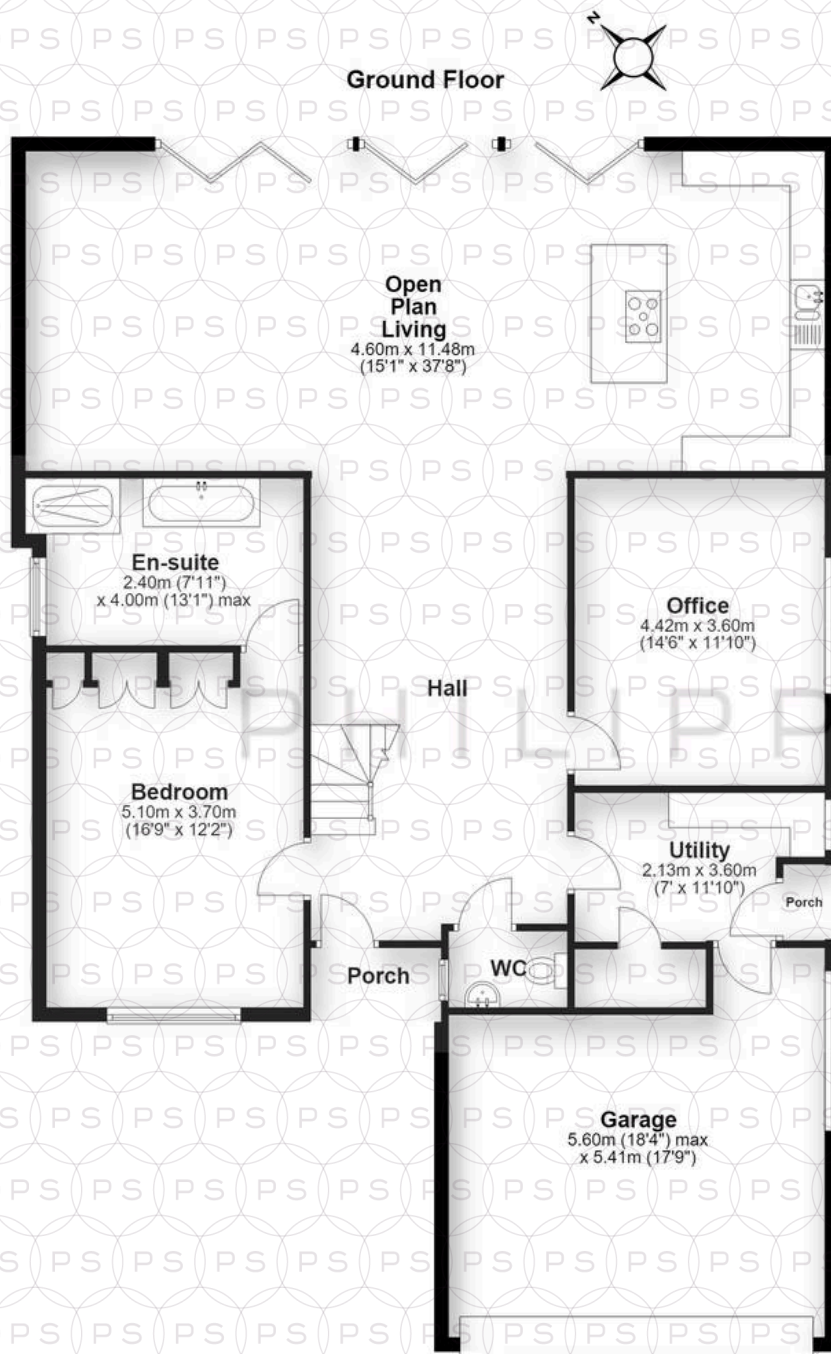
OUTSIDE:

The rear garden is private with a wooded backdrop creating a calm, sheltered setting. A broad terrace spans the width of the house, enjoying sunlight from the south side and providing a lovely space for outdoor dining and entertaining. A gate at the rear opens directly onto the Branksome Chine footpath, leading to the beach approx. 250 metres away.

LOCATION:

Branksome Park is one of the South Coast's most prestigious residential enclaves, known for its generous plots and mature woodland setting. Westbourne and Canford Cliffs villages are nearby, offering plenty of restaurants and local amenities. Popular Branksome Tennis Courts & Bowling Green are reached via the chine and mainline rail services to London Waterloo run from Branksome in approx 2 hours.





Total area: approx. 213.9 sq. metres (2302.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

33 Pinewood Road, Branksome Park, -



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.