

PS

1 Pinetree Drive, 6 Wilderton Road - BH13 6EE
£1,995,000

PS



1 Pinetree Drive

Branksome Park, Poole

Hidden within a gated development of just three homes, this impressive detached residence in Branksome Park delivers generous living space, timeless style, and a truly inviting atmosphere. With three double bedrooms, two bath/shower rooms, a stunning principal suite with its own dressing room, and a luxurious bath/shower room, this home is designed for modern family life. Spacious reception rooms, a sunlit conservatory, and a beautiful private garden create seamless space for both entertaining and everyday living. With planning permission to extend, this property offers the freedom to grow and bespoke, in a prime, sought-after location.

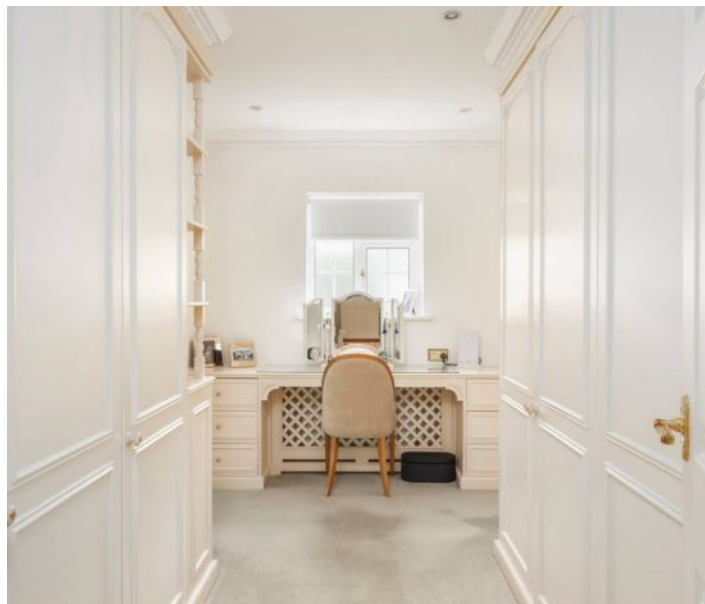
- Private gated development of only three houses built by the locally renown Harrison Group
- Exceptional presentation
- Grand entrance hall
- Expansive open plan living/dining/day room, with direct garden access
- Four spacious double bedrooms, three bathrooms
- Stunning principal suite with dressing room and luxury en suite
- Bright conservatory opening to the garden
- Large private landscaped garden
- Integral double garage and ample off road parking
- Planning permissions to extend
- Freehold
- 3246 sq.ft. including garage space of 300 sq.ft.
- Council Tax Band H: £4,509.88
- EPC Rating: D

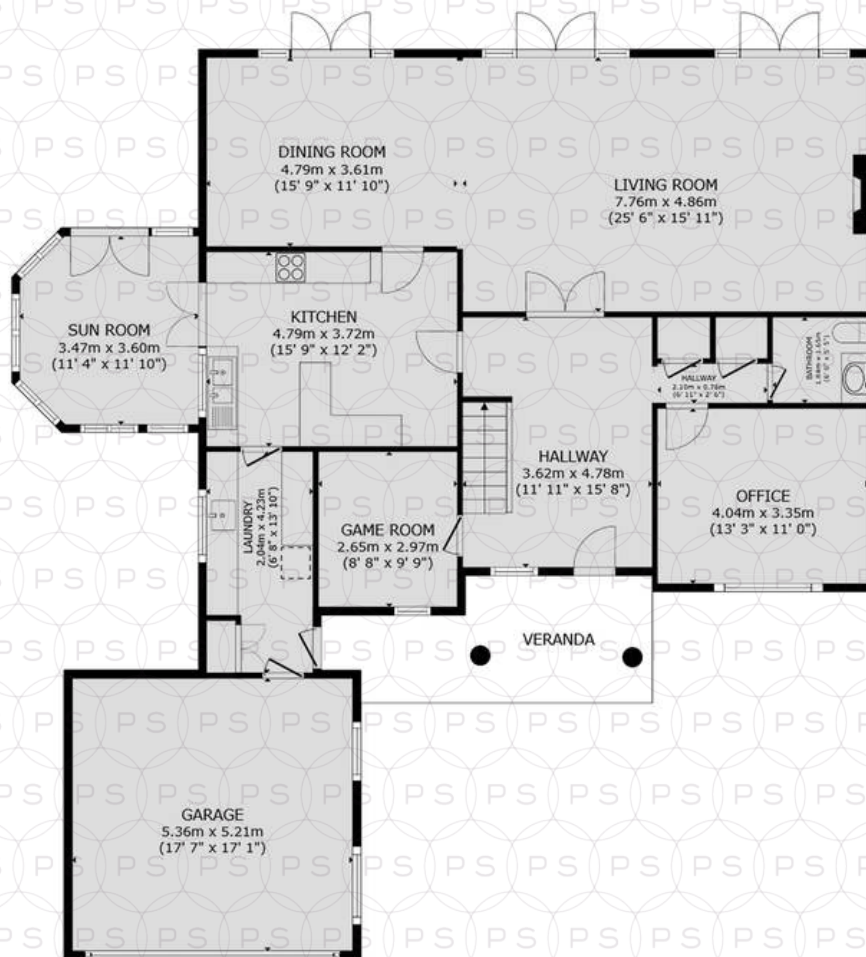


Step through the front door and you're greeted by an impressive reception hall, bathed in natural light and finished with elegant detailing. The heart of the home is a spectacular lounge/dining/day area stretching the full width of the house, perfect for lively family gatherings or evenings with friends. French doors open directly onto a spacious, landscaped garden, making summer barbecues and children's playtime a breeze. The bright, modern kitchen is both stylish and practical, finished with classic granite worktops and flowing into a stunning conservatory where morning coffee comes with tranquil garden views. There's a dedicated play room for younger children, a separate study for working from home, and a large utility area with direct access to the double garage.

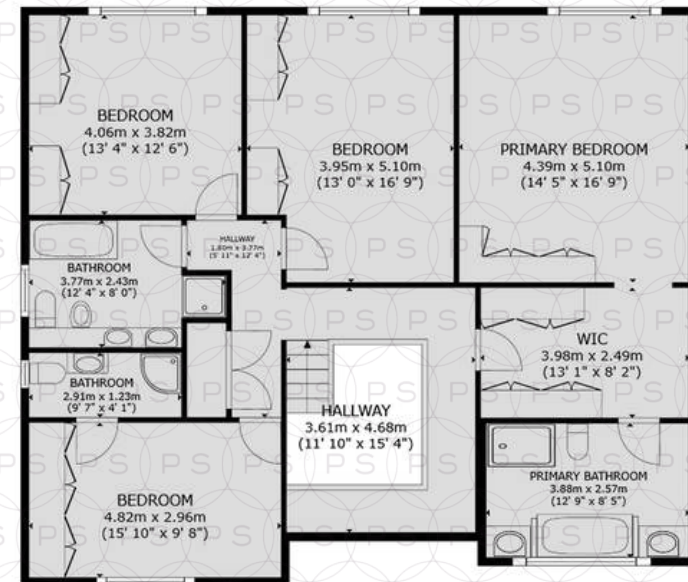
Upstairs, the exceptional principal suite is a luxurious haven, with its own dressing room and a spa-like en suite with both bath and shower. Three further bedrooms offer generous space for family or guests, with one enjoying its own en suite and a further high-spec family bathroom. Throughout, the home's refined finishes, soft colour palette, and abundant natural light create a sense of calm and comfort. The extensive rear garden is a true highlight, predominantly laid to lawn and thoughtfully designed with multiple areas for sunbathing and entertaining. A raised sun terrace offers the ideal spot for relaxing or hosting guests, while mature planting frames the space with natural privacy. Secure gated parking and planning consent for future extension ensure this home will adapt beautifully to your lifestyle for years to come.

Perfectly positioned in the heart of Branksome Park, this home places you just 1.2 miles from the famous sandy beaches of Sandbanks and Branksome Chine. Westbourne's buzzing cafes, restaurants, and boutique shops are just a short stroll away, while top schools including Talbot Heath and Bournemouth Collegiate are within easy reach. Outstanding transport connections provide quick access to Bournemouth, Poole, and London for both everyday commuting and spontaneous weekend trips. Experience the best of coastal living in one of the area's most prestigious and peaceful addresses.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

FLOOR 1 143.1 m² (1,540 sq.ft.) FLOOR 2 130.6 m² (1,406 sq.ft.)

EXCLUDED AREAS : GARAGE 27.9 m² (300 sq.ft.) PATIO 96.8 m² (1,042 sq.ft.) VERANDA
12.9 m² (138 sq.ft.)

TOTAL : 273.7 m² (2,946 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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