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1 The Grove, 25 Forest Road,
Branksome Park, Poole, BH13 6DQ



1 The Grove, 25 Forest Road, Branksome Park, Poole, Dorset, BH13 6DQ Freehold Price £950,000

A rarely available 5 bedroom, 3 bathroom detached home set in this exclusive and highly desirable gated development in Branksome Park. Built in 2017 and forming part of 3 executive homes, nestled into a private setting, this beautifully appointed home is presented in immaculate condition. The property sits over 3 floors with an open plan kitchen/day room, utility room, further ground floor lounge/dining room with feature media wall and downstairs cloakroom. There are 3 bedrooms with 2 bathrooms on the first floor and a further 2 bedrooms and shower room on the top floor. Further offering a garage with electric doors, wrap around low maintenance garden and parking for 2/3 cars The location is fabulous, within a mile of both the beach and sea at Branksome Chine and the diverse array of shops, restaurants, and bars in Westbourne.

- An immaculate 5 bedroom, 3 bathroom detached home set in an exclusive development gated community of just 3 homes
- Beautifully presented in 'show home' condition
- Quiet location set down a driveway and behind gates offering extra privacy and seclusion
- Stylish open plan kitchen/day room with an extensive range of base and eye level units with work tops over and fitted with integrated appliances to include induction hob, extractor, oven, microwave, full size fridge, undercounter freezer, wine fridge and dishwasher. Central island unit with further cupboards, breakfast bar and feature pendant lighting
- Separate utility cupboard with space and plumbing for washing machine.
- Ground floor cloakroom and excellent storage throughout the home
- Lounge/dining room with feature media wall to include Kal fire, fitted tv (could be left via negotiation)
- Fitted blinds and lights included in the sale
- Master suite with extensive wardrobes fitted into a dressing area with hanging space and shelving, door to fully tiled en suite bathroom with double walk-in shower, bath, his 'n' hers wash basins, and wc
- Bedrooms 2 and 3 on this floor are currently used as a study, further offering fitted wardrobes
- Underfloor heating on the ground floor, gas central heating, double glazing, roof solar panels (owned) for water heating
- The cleverly designed gardens to surround the house and enjoying the sun throughout the day, with a courtyard to the front and low maintenance rear and side gardens, with patio and area of artificial grass
- 2/3 parking spaces on the block paved driveway with gate to front garden and adjacent single garage with electric door. Power and light, space for tumble dryer
- Gated development with 4 parking spaces on the area in front of the gates for visitors

TENURE – FREEHOLD MAINTENANCE- £400 per annum to cover the running of the communal areas and gardener. This is managed by the residents of The Grove.

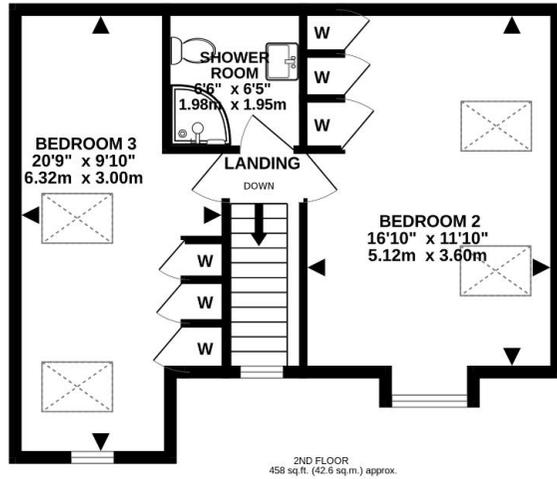
The Grove is set on Forest Road in Branksome Park, just behind Nemo's nursery and is conveniently located just over half a mile to Tesco, and slightly further on to the shops and conveniences at Westbourne and under a mile to Branksome Beach and sea. The property is within a few hundred yards of Branksome Chine, providing a wonderful walk down to the sea and the Rockwater Restaurant. Penn Hill and Ashley Cross are also close by, Bournemouth is just over 2 miles away and Poole town centre is around 4.5 miles away.

Council Tax Band - F EPC Rating - C







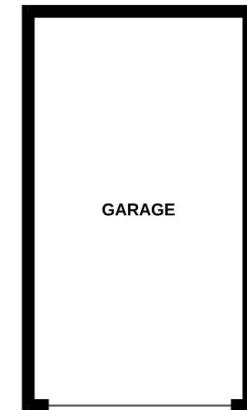
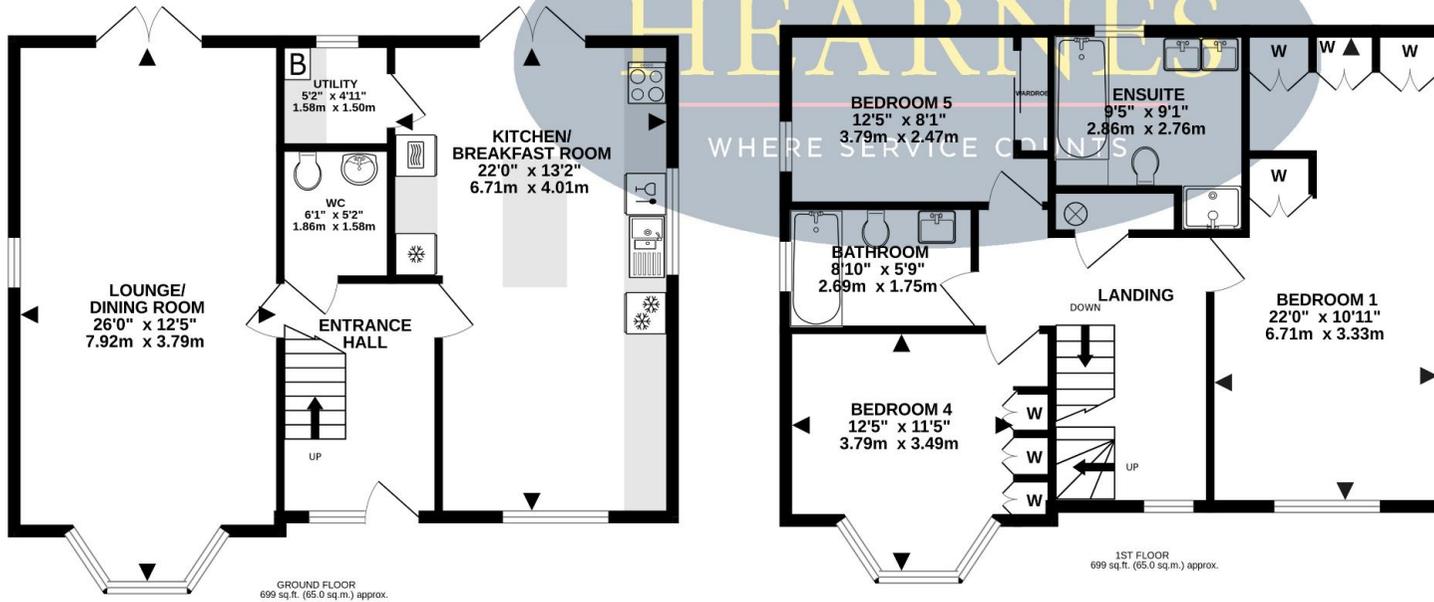


INCLUDING OUTBUILDING

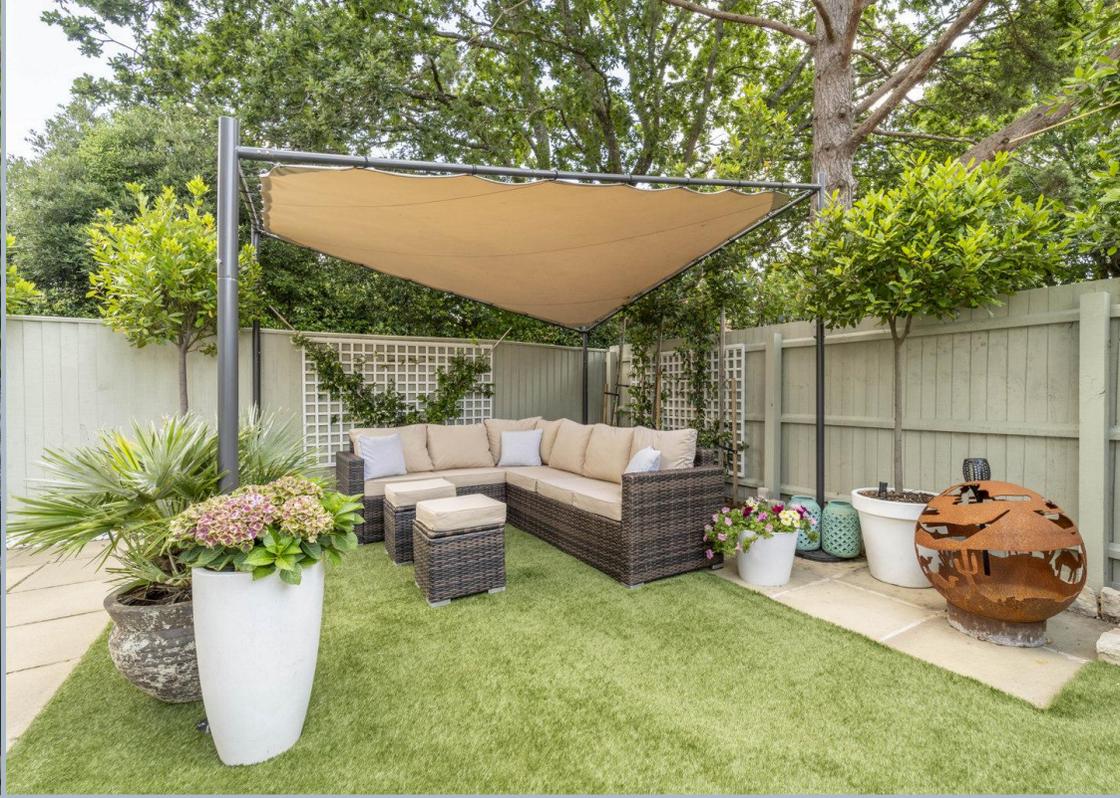
TOTAL FLOOR AREA : 2046 sq.ft. (190.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OUTBUILDING
188 sq.ft. (17.5 sq.m.) approx.





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