



4 BEDROOM HOUSE FOR SALE IN POOLE

REF: 2600089

Price **£5,600,000**



PROPERTY FEATURES

- Prime Sandbanks Peninsula Waterfront Location
- 4 Receptions Rooms
- 4 Double Bedrooms
- 4 Bathrooms
- Contemporary Fully Fitted Kitchen
- Frontline Poole Harbour Location
- Access to a Jetty & Direct Poole Harbour Access
- Breathtaking Sweeping Poole Harbour Views
- Extra Large Double Garage and off-road parking

Superb waterfront house, located along one of the finest stretches of Poole Harbour the area has to offer. This spacious freehold property offers over 4800 sq ft of sleek and contemporary accommodation, direct access to the water and a short walk to the award-winning sandy Sandbanks beach. The property's unique and secluded location is complimented by beautiful views across Poole harbour, Brownsea Island and the Isle of Purbeck.

Sandbanks waterfront living

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About the Property.

Situated on the renowned Sandbanks peninsula, this beautiful home affords an array of unique amenities and perks including an abundance of parking, via a large driveway and double garage. Side access to the irrigated waterfront garden presents a striking view of the water and direct access to the Jetty. Twinned with extensive terracing and landscaped lawn, providing the ideal entertainment setting.

The house itself is designed to efficiently utilise space and subtly draw the eye toward the phenomenal views from the different floors. On the ground floor, the sleek and spacious main entrance hall provides a perfect introduction to the home. Leading through to a conveniently separated utility room where the garden can also be accessed. On the same level, a formal dining area with guest WC and storage cupboard, perfect for dinner parties, leads up a flight of stairs to the living room. Greeting the eye with fabulous garden and harbour views. Concluding this serene leisure setting.

Above, a mezzanine level. Consisting of modern kitchen with high quality appliances and an abundance of cooking space. Also boasting striking harbour views. A fabulously positioned breakfast room at this floor's rear makes excellent use of the morning sun.

On the first floor, two en-suite double bedrooms afford a unique combination of size and views. With an additional fourth double bedroom, or additional office, serviced by a family bathroom. The laundry facility on this level adds further convenience for residents and guests.

The top level comprises of a beautifully laid out principal bedroom and separate gymnasium. Accommodating plenty of storage with built-in wardrobes throughout and a central dressing area. An expanse of terracing engulfs this floor. Exploiting the stunning, uninterrupted views.

About the area.

Internationally acknowledged, Sandbanks boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sports or simply lazing on the beach.

The beautiful award-winning sandy beaches are only a short walk away while the open sea offers some of the best sailing and coastline right on your doorstep. The Sandbanks Chain Ferry crosses the short stretch of water across to the Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside.

For eating out, the wonderful Rick Stein's restaurant, next to Tailor Made's office, and across the chain ferry is also the delightful Pig On the Beach. The area's favourite Chinese restaurant, the renowned Ocean Palace, is located inside Harbour Heights hotel. The peninsula is also the home to the Royal Motor Yacht Club and Sandbanks Yacht Club.

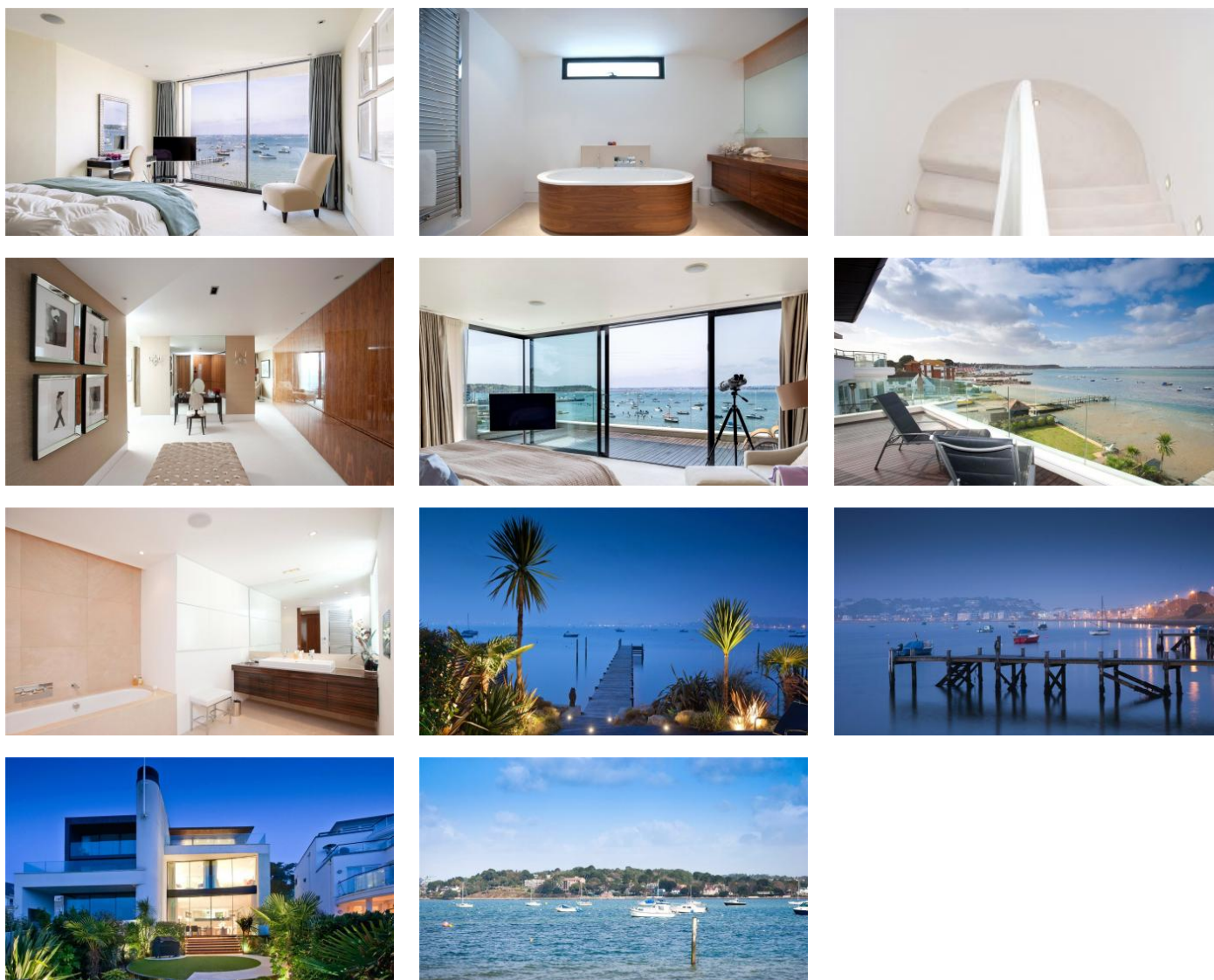
Local mainline stations connect to London Waterloo in just under 2 hours. The M27 and M3 provide links to major towns and cities, such as Southampton, Winchester and London. For international connections, Bournemouth Airport is 14 miles away.

Poole Harbour 20 metres
Rick Stein restaurant 400 metres
Sandbanks Ferry 750 metres
Tesco Express 0.75 mile
Lilliput shops 1.2 miles
Canford Cliffs amenities 1.25 miles
Poole town centre 3.25 miles
Bournemouth town centre 5 miles
Bournemouth Airport 14 miles
London 110 miles (2 hours by train)

All times and distances are approximate

PROPERTY PHOTOS





LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOORPLANS

Sandbanks, Poole

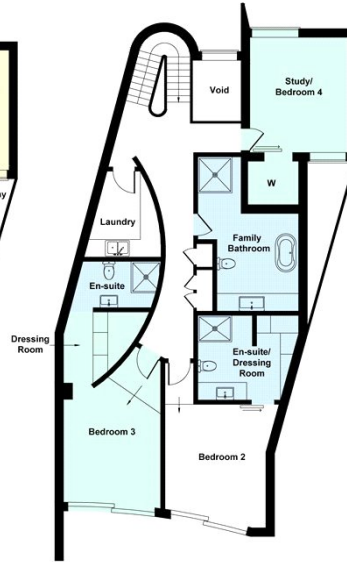
Approximate Gross Internal Area
 Main House - 4413 sq ft - 410 sq m
 Garage - 415 sq ft - 39 sq m
 Store - 527 sq ft - 49 sq m
 Terrace - 748 sq ft - 69 sq m
 Total - 6103 sq ft - 567 sq m



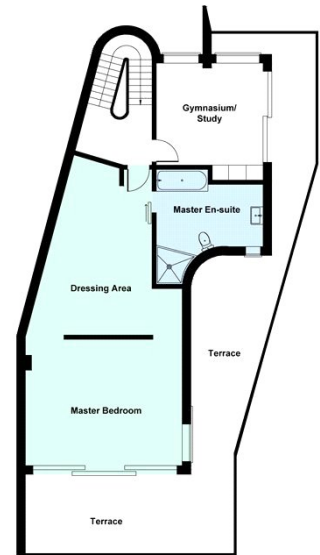
Ground Floor = 1406 sq ft - 131 sq m
 Terrace = 162 sq ft - 15 sq m
 Garage = 415 sq ft - 39 sq m
 Storage = 527 sq ft - 49 sq m
 Total = 2510 sq ft - 233 sq m



Mezzanine Floor = 707 sq ft - 66 sq m
 Balcony = 57 sq ft - 5 sq m
 Total = 764 sq ft - 71 sq m



First Floor = 1359 sq ft - 126 sq m
 Balcony = 57 sq ft - 5 sq m
 Total = 1416 sq ft - 132 sq m



Second Floor = 941 sq ft - 87 sq m
 Terrace = 472 sq ft - 44 sq m
 Total = 1413 sq ft - 131 sq m

Not to Scale. Produced by The Plan Portal 2022
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