



5 BEDROOM DETACHED HOUSE FOR SALE IN POOLE

Guide Price **£9,750,000**



REF: 2919802

PROPERTY FEATURES

- Stunning waterfront location
- Southerly aspect with exceptional views over the islands in the harbour
- Beautifully landscaped and secluded waterside gardens
- Private jetty with hoist providing direct harbour access
- Impressive principal bedroom suite with panoramic views
- Flexible second floor studio with incredible views
- Indoor swimming pool
- Cinema/games room
- Garden room with indoor Koi pond
- Integral double garage

One of just 13 properties on this exclusive part of the peninsula by the harbour entrance, this palatial home offers over 9,500 sq ft of accommodation over four floors. The plot goes right down to the water with a beautiful landscaped garden, private jetty and a southerly aspect giving the best harbour views you'll find on the peninsula.

An incredible lifestyle opportunity for anyone who loves the sea, this beautiful home would be perfect as a main residence or lock-up-and-leave.

Situated on the famous 'millionaires' row' on Sandbanks this gorgeous waterfront home is one of just 13 homes on this exclusive stretch of the peninsula by the harbour entrance, perfectly placed to enjoy fabulous views over the islands of Poole harbour and offers over 9,500sq ft of living space.

The property is approached by a secure gated driveway setting it back from the road and including a self contained one bedroom gatehouse lodge annex and plenty of parking. From the front you have a charming Italian villa style architecture that fits

well with the scenery and welcomes you with a sweeping staircase up to the front door. Double integral garages allow ground floor access and there is the convenience of a lift within the home.

On entering the ground floor offers a beautifully planned living space with curved areas keeping an open plan layout whilst offering clever niches and zones for eating, cooking, relaxing, and working. The main living space benefits from floor to ceiling glazing and doors framing the incredible water views. Specially selected frameless glass ensures uninterrupted enjoyment of this lovely part of the harbour where weather, watercraft and wildlife provide everchanging interest.

The kitchen is contemporary and well equipped with designer finishes, Gaggenau appliances and striking Leicht aquamarine units. A central lounge and dining space offers impressive scope for entertaining whilst a snug lounge leads off to one side for a more intimate setting with doors opening onto the terrace offering water views. Two separate reception rooms to the front of the property allow options for further lounge areas, a home office, music room or library. There is also a convenient utility room.

On the lower ground floor there is a spacious suite of leisure facilities including a cinema room, indoor pool with swim jet, gym area, changing facilities and kitchen. A garden room with ornamental carp pool leads out onto the back garden where clever design has created a beautiful, landscaped garden reaching right onto the water. Secluded patios offer shelter and shade or sunny places to relax, architectural features and sculpture combine with planting to create interest, and a central pathway draws the eye to a large decking area and jetty into the harbour. There is a boat hoist that can be used with a sports RIB or boat weighing up to 5 tonnes so you can water taxi direct from the garden.

On the first floor there are four bedroom suites each with ensuite bathrooms and dressing rooms or wardrobe storage. The principal suite on this floor has a large balcony overlooking the harbour and islands including Brownsea. On the second floor there is a studio with stunning harbour views. Spanning approx. 700 sq ft with an additional ensuite bathroom this level could be a stunning principal bedroom suite, annex, art or yoga studio or a further entertaining space where the beautiful view takes centre stage.

Rarely available this house offers an incredible lifestyle opportunity; with one of the best views of Poole Harbour you can find and including direct water access from your property it's perfect for anyone looking to make the most of waterside living.

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 sport or simply lazing on the beach in the sun.

The property benefits from a boat hoist and jetty enabling water taxis or private boat owners to arrive at the property, while while the open sea offers some of the best sailing and coastline right on your doorstep.

For eating out, the global brand of Rick Stein's is located on the Sandbanks Peninsula with its waterfront restaurant, next to our office, very popular all year round. Other nearby restaurants include, Ocean Palace, The Cliff, Anchorage, The Canford, Koh Noi, Lazy Jacks and South Beach.

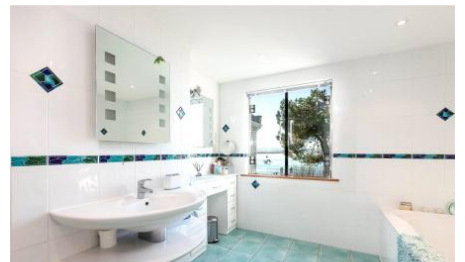
The world famous Compton Acres is a few miles away, offering a vast array of feature plantation from around the world, which also has a fabulous Pizzeria called Mare Luna. Across the chain ferry is also the delightful The Pig On the Beach and Shell Bay fish restaurant.

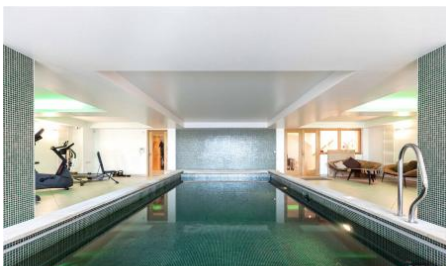
Sandbanks is also home to the Royal Motor Yacht Club and Sandbanks Yacht Club, with a plethora of marina's in Poole Harbour, giving access to a fantastic selection

of moorings for boat users.

The Sandbanks Chain Ferry crosses the short stretch of water across to the Isle of Purbecks, giving access to the renowned bathing waters of Shell Bay and the prestigious area of outstanding natural beauty that is Studland. Further afield, the towns of Swanage, Wareham and Lulworth Cove and the magnificent Jurassic coastline are all accessible.

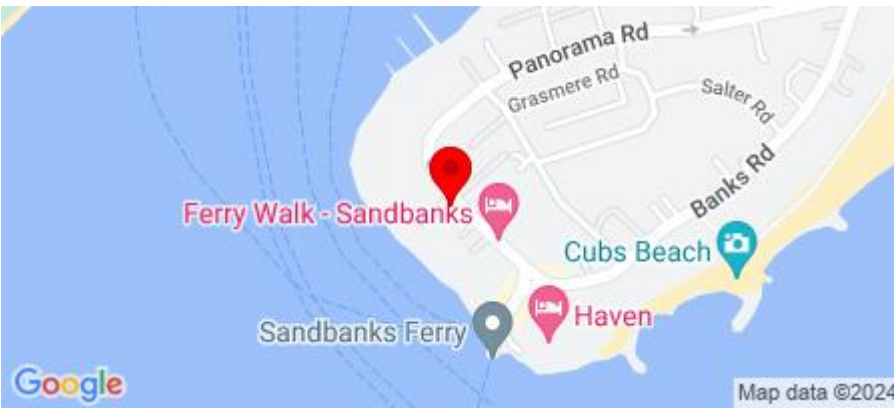
PROPERTY PHOTOS








LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(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

112 Panorama Road

Approximate Gross Internal Area = 8639 sq ft - 803 sq m (Including Garage/Excluding Void)
 Annex = 893 sq ft - 83 sq m (Including Garage/Excluding Void)
 Total = 9532 sq ft - 886 sq m
 Terrace Area = 1529 sq ft - 142 sq m
 Including Limited Area = 398 sq ft - 37 sq m



Not to Scale. Produced by The Plan Portal 2023
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