



## 6 BEDROOM DETACHED HOUSE FOR SALE IN POOLE

Offers in excess of **£7,000,000**



REF: 3557099

### PROPERTY FEATURES

- 6 Bedroom Waterfront Home
- Currently Designed as Main Home, with Self Contained Apartment
- Principal Rooms with Stunning Poole Harbour Views
- Prime Section of Sandbanks Peninsula
- 4 Reception Rooms and 3 Bathrooms
- Direct Access onto Poole Harbour with Jetty
- 35 Meter Water Frontage
- Discreetly Positioned, Set Back Down A Long Drive

Super prime Sandbanks waterfront living awaits, with this discreetly located 6 bedroom detached home with 35 meter width water frontage, and sweeping Poole Harbour views.

Located on the world famous Sandbanks Peninsula, the property is discreetly hidden away down a long drive. Landscaped grounds with mature planting open up onto a large driveway offering parking for several cars and giving access to the garaging and the main house.

Having been modified over the years, the front door leads into an entrance hall that has a door to the main house on the ground floor and stairs connecting up to a self-contained apartment.

The ground floor comprises of a kitchen/breakfast room, dining room, sitting room and study, with access into the integral garage and utility room. The first floor hosts four bedrooms with two bathrooms and a separate kitchen. Bedroom 3 and 4, can be split from the house, to create a self-contained apartment. Accesses from the main home or the stairs from the main hall, lead up to the top floor, which hosts a further dedicated apartment consisting of bedrooms 6 & 7, a bathroom and kitchen/day room.

The property is privately screened from the main road, with a plethora of mature shrubs and trees. Access at the side of the property has doors connecting into a gardener's W.C and a storage room. Paths lead to the rear garden, which opens up at the back, giving 35 meters of width, split into two sections. The upper lawn area, with terraces adjoins the main home, offering sweeping panoramic Poole Harbour views. Steps lead down to the waterside lawn, which is private and sheltered, with heavenly views, and access out onto the jetty and into Poole Harbour.

The property sits on circa 0.5 of an acre and is in need of major refurbishment or could lend itself to be a development plot, subject to planning consents.

#### Property Notes

Council Tax Band: H

EPC Rating: E

Superfast Broadband Available

#### About The Location

Recognised as one of the world's most exclusive places to live, Sandbanks enjoys international fame for its spectacular waterfront locations and award-winning sandy beaches. The water is a gorgeous backdrop for walking, jogging or cycling too; the route through Sandbanks and across to Studland and the Isle of Purbeck is a particular favourite for local cyclists.

Miles of golden sand and crystal-clear water is matched only by the impressive expanse of Poole Harbour – the largest of its kind in Europe, and the second largest in the world. Whilst the sheltered beach attracts sunbathers and swimmers, the harbour waters are famous for year-round sports including windsurfing, water skiing, jet skiing, kite surfing, paddle boarding, sailing and swimming and are also home to several marinas and yacht clubs including Sandbanks, Parkstone, Salterns and the prestigious Royal Motor Yacht Club.

Championship golf is available at Parkstone Golf Course and other local highly regarded clubs at Ferndown and Broadstone and further afield at Remedy Oak. The tennis community is strong locally at the The East Dorset Tennis & Croquet Club and The West Hants Tennis Club.

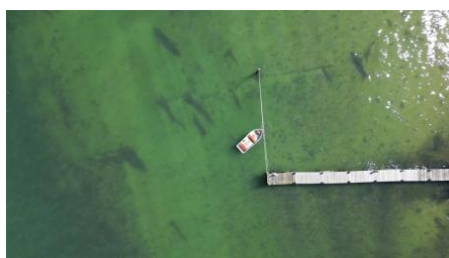
Commuting to London is very convenient with main line stations at Bournemouth and Poole offering regular services reaching London Waterloo within 2 hours.

Rick Steins restaurant 680 metres  
Sandbanks Beach 680 metres  
Sandbanks Ferry 650 metres  
Lilliput Shops 2.3 miles  
Canford Cliffs Shops 2.1 miles  
Poole Centre 4.5 miles  
Bournemouth Centre 5.0 miles  
Bournemouth Airport 12 miles  
London 110 miles (2 hours by train)

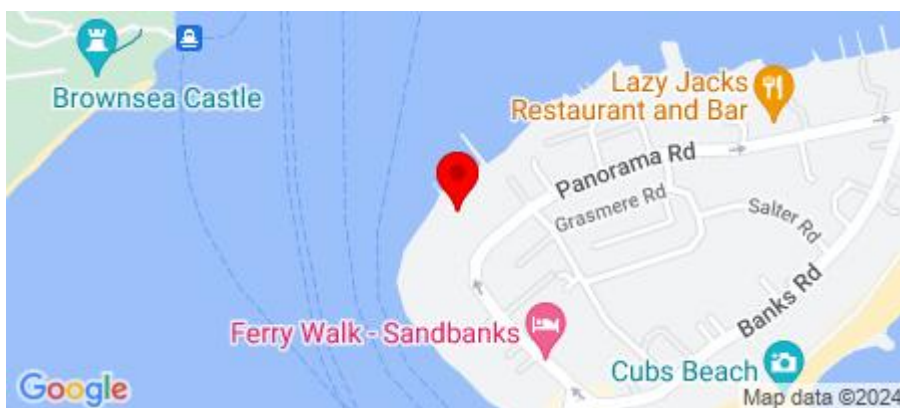
All times and distances are approximate

**PROPERTY PHOTOS**





## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

Approximate Area = 398.2 sq m / 4286 sq ft  
 Potting Shed / Garage / WC = 31.5 sq m / 339 sq ft  
 Total = 429.7 sq m / 4625 sq ft (Including Garage)  
 Including Limited Use Area (12.1 sq m / 130 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 320592