

FOR SALE

Verte, Alum Chine, Westbourne,
Dorset BH4 8EW



PHILIPPA SOLE



£1,450,000

Elevated south-facing dining / entertaining terrace

Hand crafted chef's kitchen with Gaggenau and Fisher & Paykel appliances incl. Sous Vide Vacuum Drawer

Luxury finishes & furnishings sourced from around the world

Treetop vista from living accommodation

Low maintenance architectural planting

Vehicle turn-table, double garage and parking

Total floor area 1786 sq.ft

Council Tax Band F: £2,958.57

Freehold

[Click here for virtual tour](#)

About this property

It's not often you come across true architectural gems, where each detail has been designed to maximise your experience from every angle. From feature glass that not only frames but enhances a view to luxury furnishings sourced from around the world, this really is a property that delivers something extra special to touch each of the human senses. Although not physically elevated, this house gives a sense of floating in the trees, as the rear aspect drops down towards the green gorge of Alum Chine leaving you with a treetop vista of 'verte' from the entrance level.

You feel a sense of arriving somewhere special as you wait for the custom-welded electric gates open and the linear symmetry of the fencing draws you down the driveway. Every detail has been considered in this exquisite build. Past the vehicle turntable and double garage, you arrive at this discreet and deceptive single-storey (from the front) stone and slate property. The front door features a fabulous cast iron wood feature handle, which opens to present you with a double height portrait window framing the trees beyond.

To your right is a no-expense-spared Chef's dream kitchen including a sous vide vacuum drawer, a Gaggenau fridge and separate Gaggenau freezer, a Quooker hot / cold / sparkling water tap and a Fisher & Paykel chiller drawer, all finished with a fabulously tactile Silestone wrap-around surface. A split level living room showcases a corner of glass doors that lead out onto two terraces. Glass balustrades enhance the greenscape of the tree canopy, whilst the composite decking allows for low maintenance alfresco entertaining and sunbathing from the large south-facing terrace. Landscaped steps with architectural planting connects the top terrace with the lower level, where there is a sheltered area for a fire pit and relaxed evening seating. The lower ground level hosts the principle bedroom suite featuring a large picture window, which draws in the outside whilst also offering privacy, a walk-in dressing room and spacious Villeroy & Boch ensuite with a beautiful Egg bath, sculptured sink and designer finishes. A second bedroom opposite, currently configured as a gym, enjoys direct access out to the fire pit area. Back upstairs, you'll find the other two bedrooms. One is configured as a large home office with its own terrace and the namesake 'vista de verte' and a convenient jack and jill shower room and wall of fitted wardrobes. Off the main hallway is a dedicated utility room and the main guest bedroom with a private ensuite. As expected from a property of this standard, the heating is generated by an air source pump, and the media cupboard is a technologist's dream digitally operating the entire house including CCTV, surround sound in every room and Buster & Punch ambient lighting throughout.



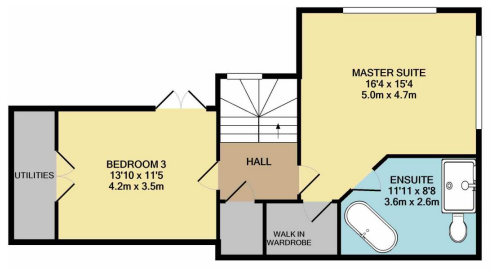


Location

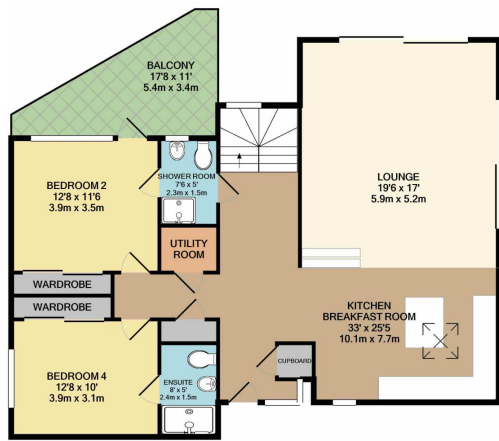
Conveniently located equidistant between 'village' and beach - Westbourne 'village' to the north provides all that is needed for day-to-day living. From a highly regarded independent butcher to the much used Marks & Spencer's food hall, a diverse range of restaurants and cafés and so much more. A pleasant 15 mins / 0.6m walk south of the property takes you via the leafy footpath of Alum Chine down to the award winning sandy beach, where you'll also find a popular children's play park and Italian restaurant. The suspension bridge crossing the Alum Chine gorge is a local historical landmark carrying a plaque commemorating Robert Louis Stevenson's residence in the borough in the late 1800s.

Acclaimed to be one of the most desirable places to live in the UK, this area of the south coast benefits from fantastic weather thanks to its microclimate, due to being sheltered by the Isle of Wight and also its proximity to the Channels Islands. Poole Harbour's ferry terminal offers a year-round timetable or you can venture across the channel in your own vessel. There are numerous marinas and yacht clubs, as well as a host of water sports facilities to choose from. The area also has a developing arts scene, at the centre of which is The Lighthouse in Poole, home to the globally acclaimed Bournemouth Symphony Orchestra. The 18 hole Championship golf course at Parkstone Golf Club is a five minute drive away and the Isle of Purbecks links course offers stunning views over Poole Harbour and out to sea. London Waterloo is accessible in approx 2 hours from the local station at Branksome.





LOWER GROUND FLOOR
APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1786 SQ.FT. (166.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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