

The Boathouse
Chaddesley Glen, Sandbanks BH13 7PB
Guide Price £1,750,000

MAYS
ESTATE AGENTS





Property Summary

A stunning four bedroom detached waterside residence with breath taking views of Poole Harbour, Sandbanks, and the Isle of Purbeck. With direct access to Shore Road which leads on to Sandbanks beach and exceptional views from all levels of the property, this beautiful home truly captures the very essence of Harbourside life.



Key Features

- Stunning waterside contemporary home
- Breathtaking views of Poole Harbour & beyond
- Open plan lifestyle room
- Four bedrooms
- Three bathrooms/en-suites
- Beautiful landscaped garden
- Large garden terrace area ideal for grand scale entertaining
- Additional sun terraces
- Moments from Sandbanks beach
- Ideal coastal retreat



About the Property

'The Boathouse', is a stunning waterside residence with an enviable position in Poole Harbour moments from Sandbanks beach and Canford Cliffs Village.

Our clients have created a classic, yet contemporary home by way of interior styling and the introduction of an open plan lifestyle room that captures the outstanding views. The redesign of the accommodation truly enhances the Long Island 'Hamptons' appeal of the property, making this home an ideal coastal retreat.

The faultless accommodation is arranged over three levels with a design that allows the water views to be enjoyed from all floors. The owners' and secondary bedroom suite occupies the entire top floor of the property. This arrangement organically presents a degree of separation to both guest bedrooms, which are located on a separate level, ideal for when guests or family are visiting for extended stays.

Sun terraces with water views can be accessed from all floors and not only do they provide stunning water views, they also enjoy a degree of privacy rarely found with waterfront living. The landscaped garden has a large terrace which is ideal for grand scale entertaining. The external terraces are perfectly positioned to enjoy the incredible views whether at sunrise or during the famous Poole Harbour sunsets.

Unusually for a waterside home 'The Boathouse' has excellent parking with guest parking for vehicles at the front of the house and a large detached double garage to the rear of the garden. The garage is accessed via a private lane connecting to Shore Road.

No stone has been left unturned in this beautiful home. From new roof tiles and fascias to composite decking laid on natural 'Acoya' balcony structures, an environmentally friendly hardwood alternative that has a 50 year guarantee in marine environments, and a contemporary hand-built kitchen by Kitchen Kraft of Poole, this home exudes quality throughout.

In our opinion this exceptional property is ideal as either a main residence or second home, and we feel it truly embraces the very best of South Coast living.

Tenure: Freehold

Council Tax Band: G



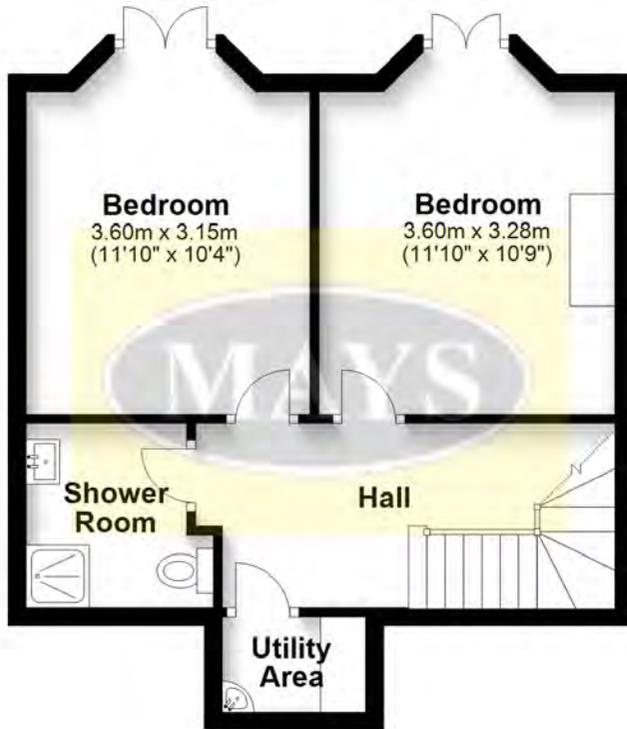
First Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)

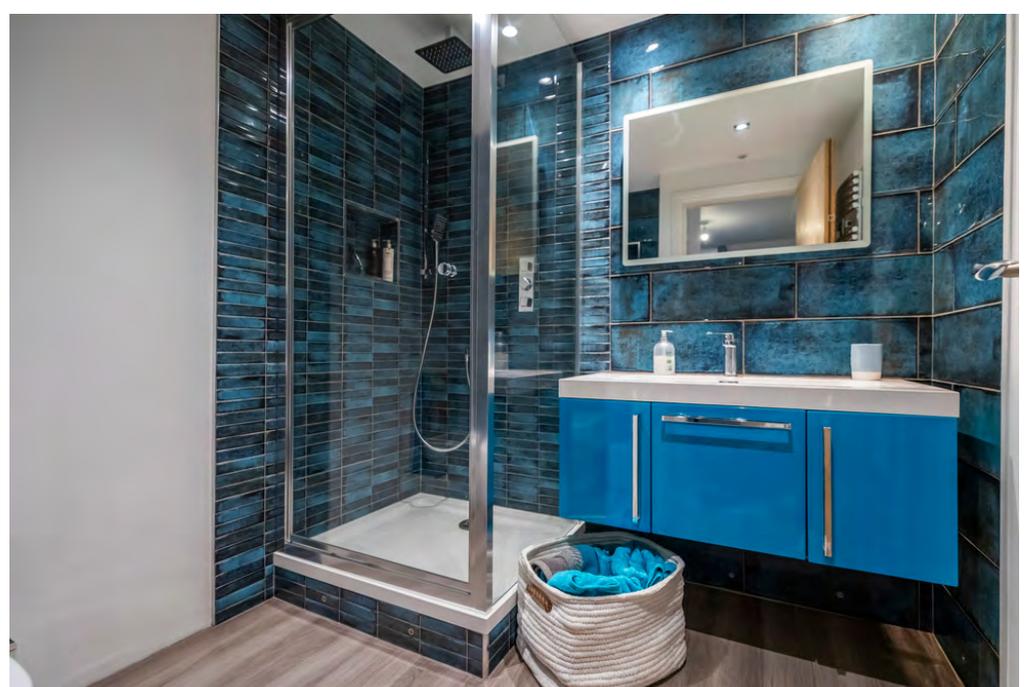


Second Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



Total area: approx. 172.9 sq. metres (1860.6 sq. feet)



About the Location

Sandbanks is known for being one of the UK's most exclusive places to live, with land values being one of the highest in the world. Located within a short distance of Canford Cliffs village and Lilliput, the Sandbanks peninsula offers sandy beaches with stunning and picturesque views towards Old Harry Rocks.

Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo. The chain ferry provides access to The Purbecks, Studland and Swanage. There are a variety of amenities on Sandbanks such as Tesco express, café, newsagent and the famous Rick Stein restaurant.

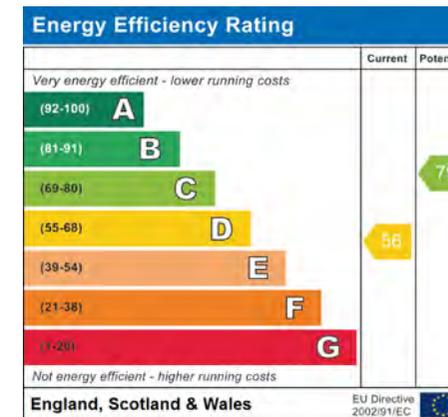
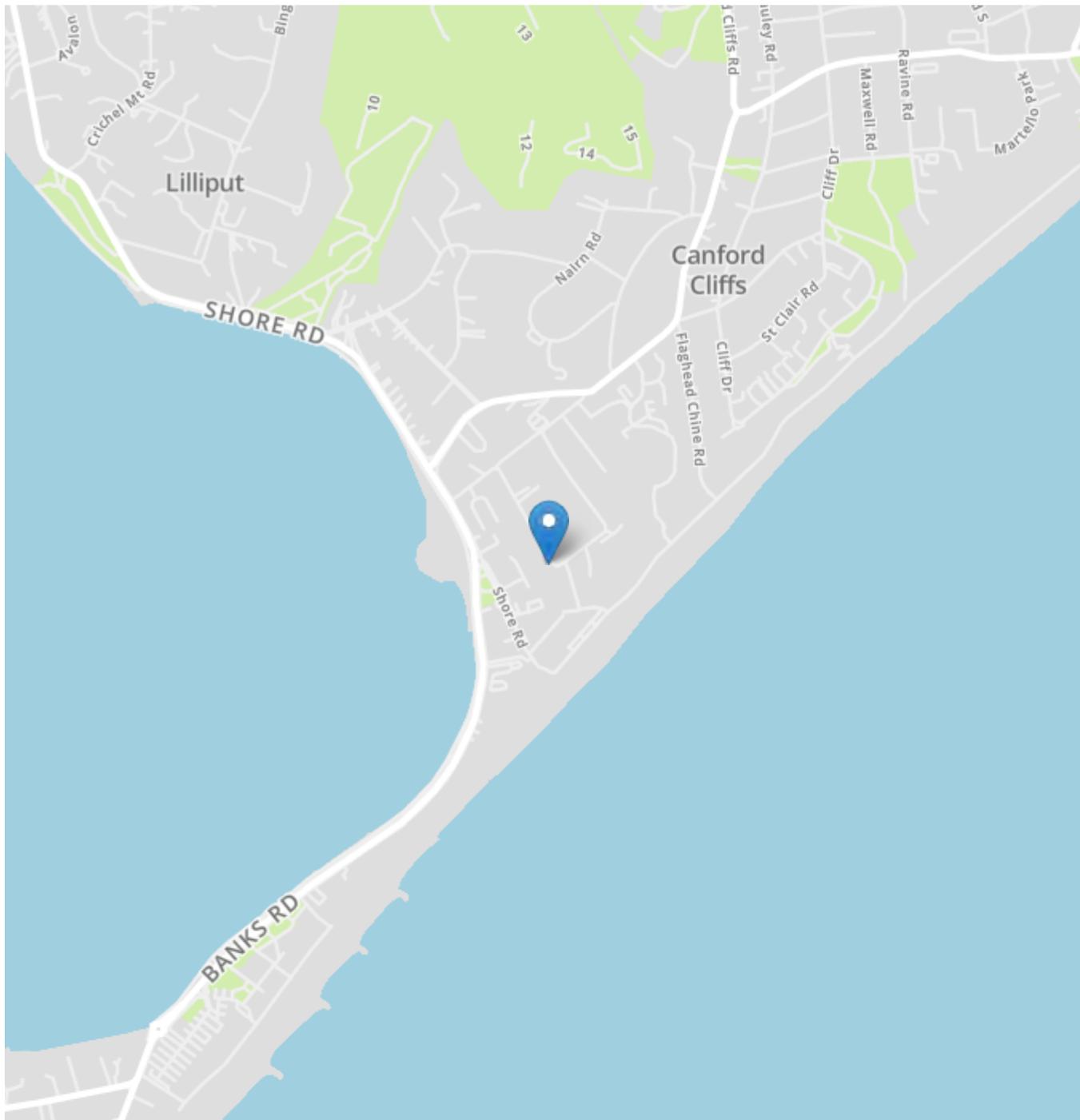


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS