

FOR SALE

22 Shore Road, Sandbanks, Poole,
Dorset BH13 7PJ



PHILIPPA SOLE



£2,795,000

5 double bedrooms

6 bath / shower rooms

4 en-suite

Large open-plan kitchen / living room

TV room

Integral double garage

2 large terraces

Panoramic harbour views

Band H: £3631.78

Freehold

[Click here for virtual tour](#)

About this property

A state of the art contemporary 5 bedroom home with 6 bath/shower rooms, 4 en-suite. Boasting fantastic harbour views just 100m from Sandbanks beach. Open-plan kitchen / living room with large terrace and superb views, separate tv room, garden with hot tub, integral double garage, parking for several cars, set behind secure gates.

Approached via secure electric gates, this contemporary home has been constructed by one of the area's leading developers. The accommodation extends to circa 3,000 square feet including the garage and it is clearly a lifestyle home designed with entertaining and leisure in mind. The ground floor includes a large double garage and tv room. The first floor living space is open-plan and incorporates a beautifully appointed contemporary kitchen, featuring a stunning central island and range of integrated appliances. A particular feature of the kitchen is the concealed preparation area and sink which is hidden behind double opening doors, cleverly keeping everything out of sight. Floor to ceiling sliding doors offer fantastic views of the harbour and lead on to a large decked sun terrace. The second floor offers three double bedrooms, the guest suite has fantastic views of the harbour and luxurious en-suite. Bedroom three has its own en-suite and bedroom four has sole use of the family bathroom. The main bedroom is located on the top floor, gaining the most of the the stunning views of the harbour from the floor to ceiling windows that lead onto its private balcony, and opulent ensuite. The top floor could be given over entirely to a suite as there is an additional bedroom and en-suite on this level. The accommodation is very flexible and versatile and could be used a number of ways to include a home office or gym. The house is approached via a private gated driveway with an integral double garage. The rear garden has been designed for easy maintenance with a large decked sun bathing area and hot tub. Shore Road is a great option for anybody seeking a palatial second or main home with a luxury specification including underfloor heating, programmable lighting and an integrated audio system within a stone's throw from the harbour and beach.

Location

The property is located just a stone's throw from the award-winning beaches at Sandbanks. With a choice of several restaurants within walking distance, five excellent yacht clubs, superb water-based facilities and one of the finest windsurfing areas in Europe, Sandbanks is one of the most desirable locations in Britain. The nearby A31 gives easy access to the M27 and M3, whilst Bournemouth International Airport provides flights to many European destinations. From Poole and Bournemouth, there is a direct rail link to London Waterloo in approximately 2 hours.



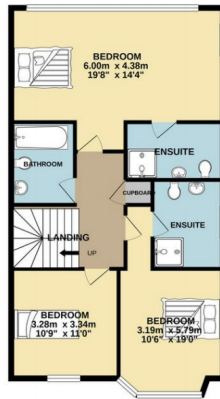
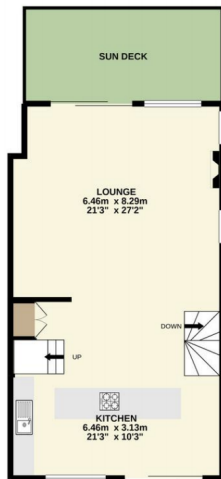
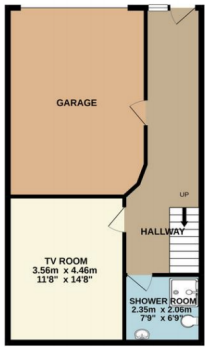


GROUND FLOOR
60.4 sq.m. (650 sq.ft.) approx.

1ST FLOOR
72.6 sq.m. (781 sq.ft.) approx.

2ND FLOOR
74.2 sq.m. (799 sq.ft.) approx.

3RD FLOOR
60.8 sq.m. (654 sq.ft.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	86	90

England, Scotland & Wales EU Directive 2002/91/EC

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