

Sandbanks Road, Whitecliff BH14 8DA

Offers in excess of £1,000,000

**MAYS**  
ESTATE AGENTS









## Property Summary

A beautifully presented and thoughtfully extended four-bedroom, three bathroom detached home set on a generous south/west facing corner plot in the highly sought-after area of Whitecliff. The property has an incredible kitchen/dining and family room that opens to the rear garden, a main bedroom suite with a dressing room and a garden room which is ideal for use as a home office or gym. The accommodation is presented in first class order throughout and this stunning contemporary home is set moments from well-regarded schooling and the open water of Poole Harbour.



## Key Features

- Beautifully presented & completely remodeled detached family home
- Set on a generous south/west facing corner plot
- Impressive entrance hallway flooded with natural light
- Open plan kitchen/living space
- Separate utility room
- Secondary reception or fifth bedroom
- Principal bedroom with ensuite, dressing room & decked terrace
- Three further double bedrooms & a luxurious family bathroom
- Off road parking for multiple vehicles
- Highly desirable Whitecliff location



## About the Property

As soon as you enter this incredible home it becomes obvious that the design of this property has been focused towards creating a feeling of light and space. The impressive entrance hallway is flooded with natural light and a 'flush' floor to ceiling integrated door opens to an incredible principal reception room. As can be seen from the photographs the kitchen/dining and living room is simply incredible with a natural flow and line of sight from each defined area that gives a tremendous feeling of space. This room is perfect for entertaining and for growing families, with a well-defined kitchen, dining and lounging areas.

The kitchen boasts high end appliances, a large stone topped island and feature glass atrium, and enjoys direct access to the rear garden and patio sun terrace via large glazed sliding doors.

There is also a well thought out utility room with space and plumbing for a washing machine and tumble dryer as well as plenty of storage.

A secondary reception room (or fifth bedroom) is located to the front of the property and offers a multifunctional space adjacent to the ground floor shower room which is ideal for visiting family and guests.

To the first floor, there is a large landing that mirrors the feeling of light and space in the reception hallway. The first-floor bedroom accommodation comprises of four double bedrooms and two luxuriously appointed bathrooms, of which one is ensuite to the principal bedroom. The principal bedroom also boasts a dressing room, electrically operated blinds and a generous decked terrace that overlooks the rear garden.

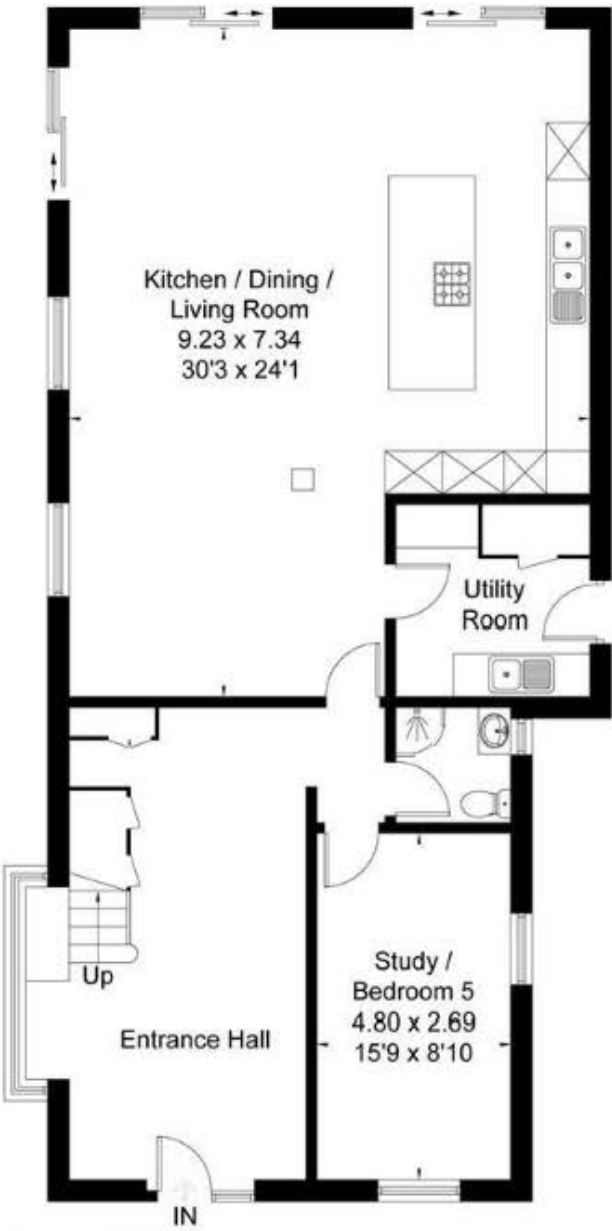
To the front of the property there is off-street parking for numerous vehicles and mature planting surrounds the frontage. To the rear, the generous garden is mainly laid to lawn with an entertaining patio running across the back of the property. The rear garden has extra width which has allowed for the introduction of a garden cabin (approx. 150 sq ft in size) with power and light. The cabin could be ideal for use as either a home office or alternatively a gym

Tenure: Freehold

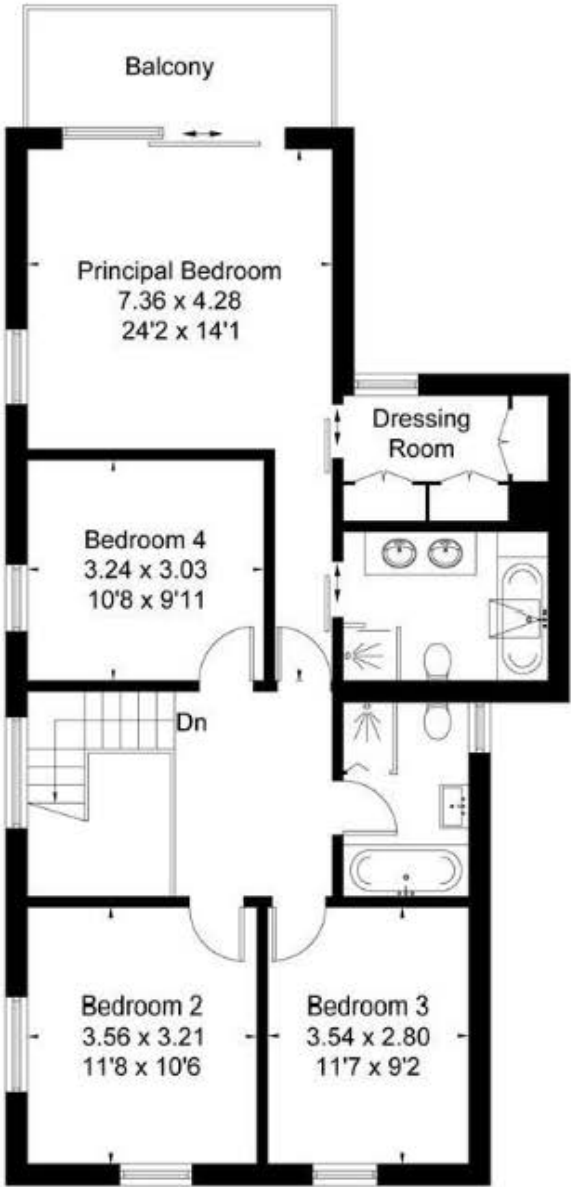
Council Tax Band: E



Approximate Area = 195.7 sq m / 2106 sq ft  
Summer Office = 13.9 sq m / 150 sq ft  
Total = 209.6 sq m / 2256 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)







## About the Location

Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside Park being close by. There is also a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also near Lilliput and Ashley Cross villages.

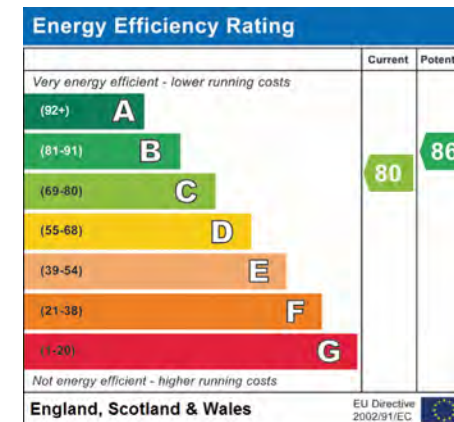
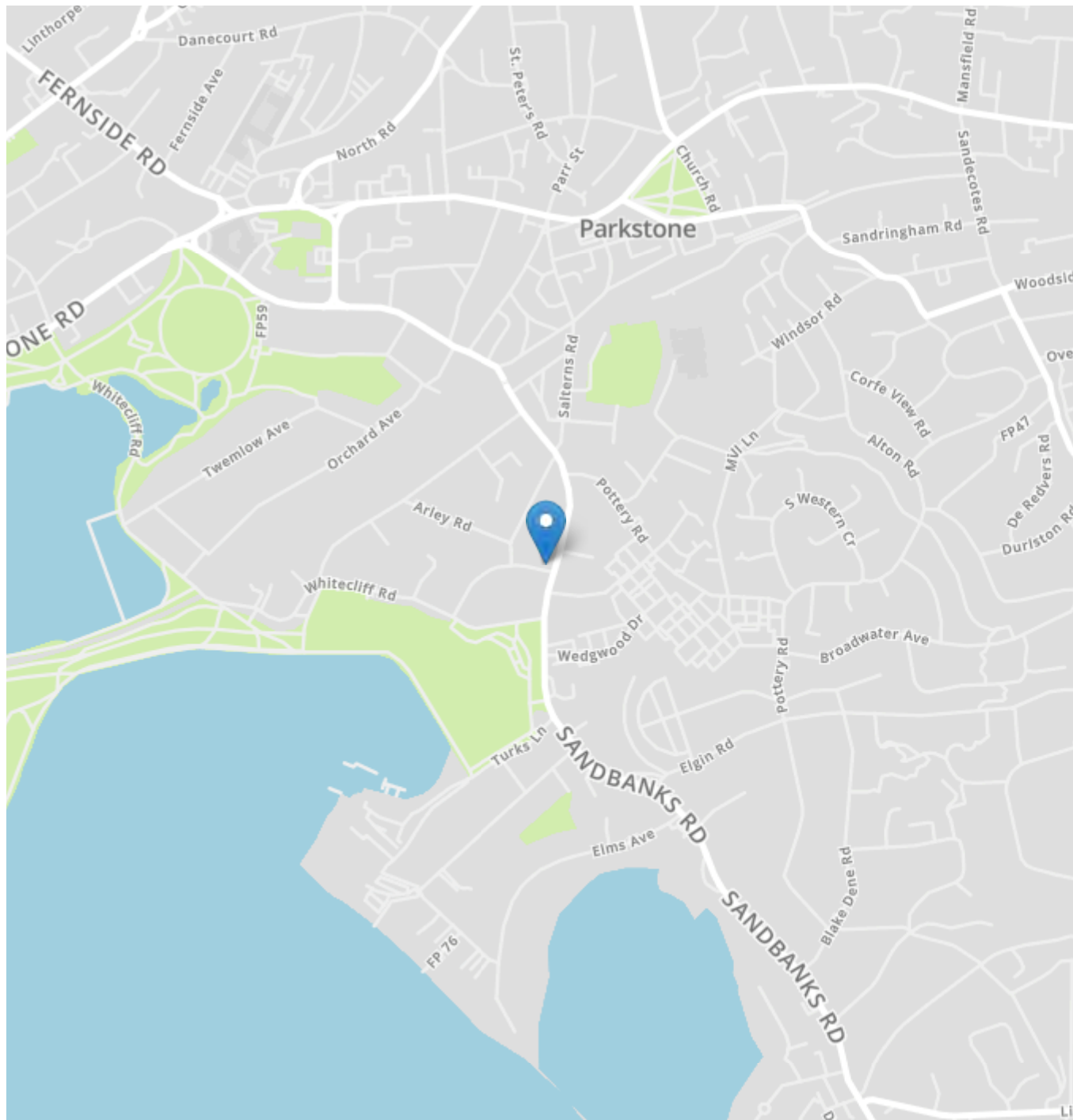


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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 for so long.



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### 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.

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