

TO LET

Cruz, 5, Grasmere Road,
Sandbanks Peninsula, Poole,
Dorset BH13 7RH



PHILIPPA SOLE



£4,500 pcm

Contemporary living with luxury fittings & furnishings

BH13 Location

Open plan kitchen / dining / living

Two large terraces

3 double bedrooms (2 ensembles)

Spacious, bright & airy media / music room

Utility room

Car port and ample off road parking

Council Tax Band H - £4295.5

[Click here for virtual tour](#)

About this property

A beautifully presented 3/4 bedroom detached house located on the famous Sandbanks Peninsula. This contemporary and spacious residence has been maintained to a high standard throughout and provides excellent accommodation for both a second home or main residence.

The main kitchen / dining / living area occupies the entire top level and is flanked on two sides by architectural glass windows and bi-fold doors making it a fantastically bright and airy space that pervades a sense of luxury penthouse living. Two large terraces allow for al fresco dining throughout the day and enjoying sundowners along with the evening sun. The ground floor has a wonderful formal lounge with sumptuous furnishings and floor-to-ceiling windows that open to the elements on two sides, yet still offers privacy due to the mature shrubbery planting around the property. All bedrooms feature plenty of fitted wardrobes and two have luxury en-suites. There is a third shower room situated directly opposite the third bedroom.

The property is also fitted with security cameras, an alarm system and under floor heating, which can be managed remotely. Outside has been designed to be almost maintenance free with a small garden and off road parking for several vehicles and a car port with an electric charging point. The property is very private and enclosed by brick walling and well stocked tree and shrub borders. Access to the property is either through a coded pedestrian gate or via the main remote controlled gate for vehicular access. This is a fantastic opportunity for someone looking for a holiday home or to explore the local area.

Location

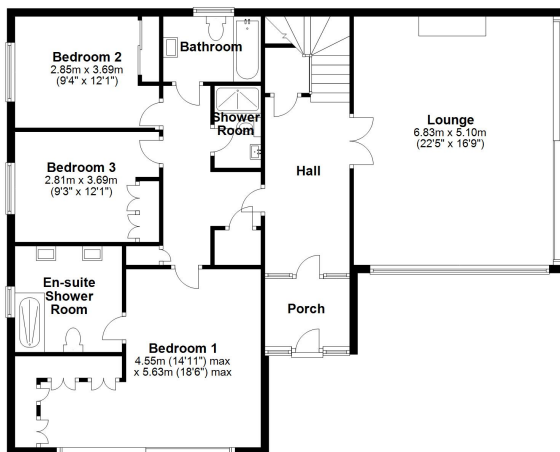
This property is located in a quiet residential location on the inside of the famous Sandbanks Peninsula and within easy distance of two yacht clubs for the boating enthusiast and close by are some popular restaurants such as Rick Steins, Tandy and Rockwater. Poole & Parkstone Railway Stations provide direct trains to London Waterloo in approx. 2 hours.





Ground Floor

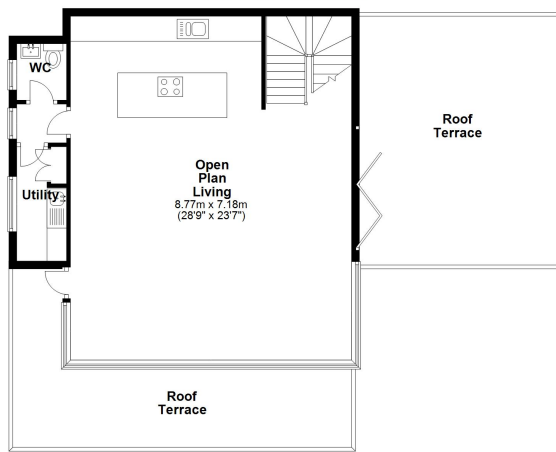
Approx. 120.5 sq. metres (1296.5 sq. feet)



First Floor

Main area: approx. 70.6 sq. metres (759.9 sq. feet)

Plus roof terrace, approx. 54.0 sq. metres (581.0 sq. feet)



Main area: Approx. 191.0 sq. metres (2056.4 sq. feet)

Plus roof terrace, approx. 54.0 sq. metres (581.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan includes any external terraces, balconies and other external. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532500)

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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	80	86
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

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