

FOR SALE

Rhode House, The Horseshoe, Sandbanks, Poole, Dorset BH13



PHILIPPA SOLE



Offers in excess of
£4,000,000

—

Contemporary waterside home with
uninterrupted views

5 bedrooms, 5 en-suites plus a
dedicated wet room

Exclusive development with
foreshore & private jetty

Hard standing for boats, kayaks &
paddle boards

Secure underground parking with 2
allocated parking spaces + separate
garage

Large sun terrace & private garden

Total Area: 4,400 sq.ft including
balconies & integrated boat storage

Council Tax Band H - £3523.80

Service charge £4,000 pa / ground
rent £350 pa (includes Buildings
Insurance)

Leasehold

About this property

Rhode House is one of three contemporary waterfront homes located on the water's edge, completed less than 10 years ago as part of the exclusive Sandbanks Yacht Company. These homes offer the unique benefit of jointly owning the immediate foreshore and a private pier with dredged access, providing unrivalled water access. For those looking for a lock up and leave this waterside home has the added benefit of having a restaurant and gym at the adjoining Sandbanks Yacht Club (SYC). For all the facilities on offer please visit www.sandbanksyachtcompany.com

The main dwelling is approached through a private gate that opens into a Mediterranean-style courtyard and seating area leading to the front door and living space. This private space has been designed with easy maintenance in mind and is a sunbathers haven as it's sheltered from the wind and enjoys all day sunshine. Spanning just over 4000 sq.ft, this contemporary home enjoys views from all the principal rooms. The impressive open plan split level living space is a wonderful place in which to entertain. The modern kitchen boasts a range of integrated appliances and a large central island, with additional space for dining and relaxing. Large sliding doors lead onto the Mediterranean low-maintenance garden, which is a suntrap for morning coffee or lunch, designed for easy management with faux grass and evergreen borders. Beyond the kitchen, you step down into an inviting living and formal dining area with access to a side terrace that leads to the lower terrace. Floor-to-ceiling windows and doors provide uninterrupted views over the harbour and lead to a dedicated sun balcony, offering the same mesmerising views. On the first floor, the principal bedroom boasts a luxurious en-suite bathroom, a separate dressing room and a private sun balcony with breathtaking harbour views. Bedrooms two, three and four feature luxurious en-suites and fitted wardrobes, and one with a dedicated balcony.

The ground floor entertainment room/office is beautifully appointed with a hidden bespoke bar and drink fridges, leading out directly onto the terrace, making it the perfect place to watch the sunset and catch the last of the evening sun. Adjacent to this is another bedroom and en-suite with access to its private terrace. This floor can be accessed separately via a private gate and also from the secure underground garaging, making it ideal for an annex or teenager's haven. For the water enthusiast, the large wet room adjoining the utility room is an ideal place to dry clothes and wash off after a day on the water.

The lower hall provides direct access to the secure underground parking area, privately allocated to each of the three houses. There is an opportunity to partition the allocated section for the house, providing an ideal space for additional cars/jet skis, or to use the area as a gym or games room. This space offers secure access to both the house and the Sandbanks Yacht Company (SYC) slipway via a remote-controlled shutter.





Additional Features

Additional features include a hard standing area for boats, kayaks and paddle boards with direct harbour access to safe water via the slipway and jetty including a floating dock for overnight boats. There is a large private garage to the front of the property and two additional parking spaces in the secure underground car park opposite, ideal for weekend guests to use. Other features include a fully automated Control4 system for controlling heating, audio/visual equipment, curtains, blinds, and lighting as well as underfloor heating and solar panels for boosting hot water from anywhere in the world. Agents note: The SYC has a current planning application for apartments above the existing restaurant.

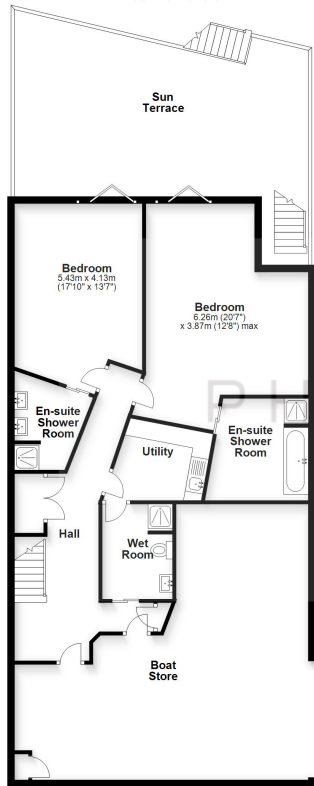
Location

Located on Sandbanks Peninsula on the water's edge of the largest natural harbour in Europe, alongside miles of golden sand and sheltered waters, makes this the perfect location for either learning the latest water sport or simply lazing on the beach in the sun. The beautiful award-winning sandy beaches are only a short walk away while the open sea offers some of the best sailing and coastline right on your doorstep. The Sandbanks Chain Ferry crosses the short stretch of water across to the stunning Purbecks, giving access to Studland, Shell Bay, Swanage and the rest of the magnificent Jurassic coastline. There are a number of places in which to dine on Sandbanks, as well as Canford Cliffs village and Lilliput village, which are within easy reach. Local mainline stations connect to London Waterloo in approx. 2 hours.

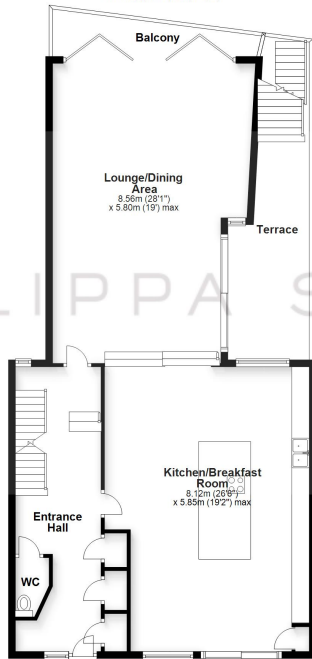




Lower Ground Floor
Main area approx. 86.7 sq. metres (933.0 sq. feet)
Plus balconies approx. 17.0 sq. metres (182.1 sq. feet)

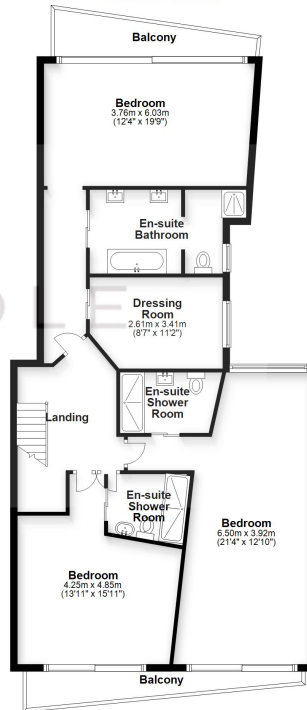


Ground Floor
Main area approx. 113.5 sq. metres (1222.1 sq. feet)
Plus balconies approx. 7.0 sq. metres (75.3 sq. feet)
Plus boat store approx. 45.9 sq. metres (495.1 sq. feet)



Main area: Approx. 318.5 sq. metres (3428.1 sq. feet)
Plus balconies approx. 17.8 sq. metres (191.3 sq. feet)
Plus boat store approx. 45.9 sq. metres (495.1 sq. feet)

First Floor
Main area approx. 118.3 sq. metres (1273.1 sq. feet)
Plus balconies approx. 11.0 sq. metres (118.9 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 may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006).
Plan produced using Planclip.

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	81	85
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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