

FOR SALE

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



PHILIPPA SOLE



£1,550,000

Contemporary living with luxury fittings & furnishings

Open plan kitchen / dining / living

Two large terraces

3 double bedrooms (2 en-suites)

Spacious, bright & airy media / music room

Utility room

Car port and ample off road parking

Council Tax Band H - £4096.48

Freehold

[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. Since the current owners have been in residence, they have added luxurious tactile finishes to the walls and floors, a new contemporary kitchen and made upgrades to the external entertaining terraces and garden areas to make them as low maintenance as possible, optimising time to enjoy living life to the fullest. No forward chain.

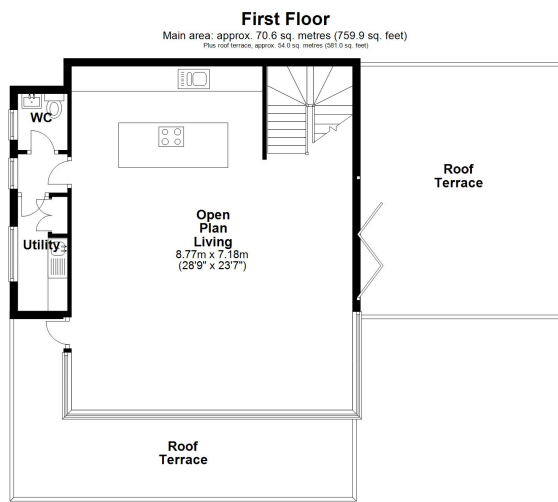
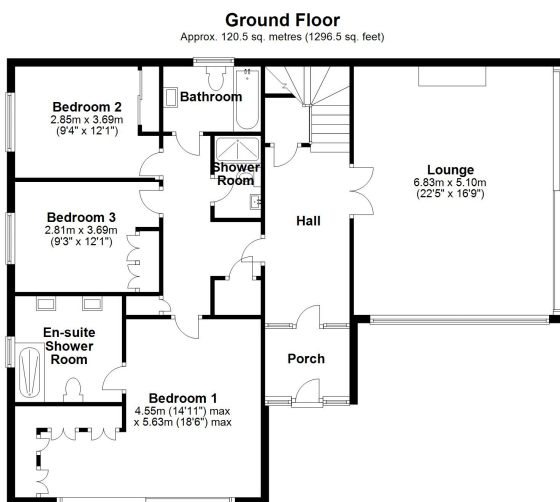
The main kitchen / dining / living area occupies the entire top level and is flanked on two sides by architectural glass windows and bi-fold doors making it a fantastically bright and airy space that pervades a sense of luxury penthouse living. Two large terraces allow for al fresco dining throughout 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. This opulent reception room could easily be repurposed into large 4th bedroom should the new owners require an additional bedroom on the ground floor. Opposite is a designated bedroom wing, where you'll find the three main bedrooms. They all feature plenty of fitted wardrobes and two have luxury en-suites. There is a third shower room situated directly opposite the third bedroom, which could also be utilised by a 4th bedroom should the lounge conversion be made.

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 to purchase for investment with the property having huge potential for Air BnB, second home or main residence.

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.





Main area: Approx. 191.0 sq. metres (2056.4 sq. feet)
Plus roof terrace: approx. 54.0 sq. metres (581.0 sq. feet)

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Plan produced using PlanUp.

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		
(1-20)	G		
Not energy efficient - higher running costs			
		80	86
England, Scotland & Wales		EU Directive 2002/91/EC	

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