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35A QUADRA, BRUDENELL AVENUE, POOLE,
DORSET, BH13 7NW



ABOUT THIS PROPERTY

£ 2 , 6 5 0 , 0 0 0

4 double bedrooms

Luxury En-suite to master

High specification Kitchen

Sky bar

Breath taking south
westerly harbour views

Cinema room

Study

Lift

Council Tax H £3171

Freehold

Quadra is a magnificent new home offering contemporary architecture and elevations, complemented by a light and airy interior. This fully furnished show home enjoys breath taking views of the harbour and offers an outstanding quality of design and finish, all of which are the hallmarks of this signature home. With features such as high ceilings, large windows, oversized doors, luxury wardrobes and a myriad of top quality decorative features. Quadra represents a rare opportunity to acquire a landmark contemporary home within the area.

With accommodation arranged over four floors with a passenger lift accessing all levels, this home has been magnificently designed and engineered to ensure all principal rooms enjoy spectacular views. The vista from this property is arguably, one of the best in the area with an elevated South West aspect looking towards the harbour entrance with the Sandbanks Peninsula on one side and Brownsea Castle on the other. The three sun terraces, accessible from all levels provide the perfect environment to relax or entertain with guests whilst enjoying the breath-taking sunsets. On entering the property, you are greeted by an impressive entrance hall, with a stunning stained oak staircase with seamless glass balustrade. On the ground floor is a fully equipped cinema room/additional entertaining room complete with integrated 7.1 speaker system. As is the integral fully tiled double garage and guest cloakroom. The utility room is generous in size and well-equipped with an extensive range of units. The open plan kitchen / living area located on the first floor is separated by a bespoke feature 3-sided fire place which subtly divides the two areas. From the living room floor-to-ceiling lift and slide doors access a stunning terrace, enjoying panoramic views. The custom hand built German kitchen has an impressive range of Miele and Gaggenau appliances, and feature central island. From the kitchen, sliding doors provide access to a private patio and garden. Adjacent to the main living area is a study and cloakroom. On the second floor are three double bedrooms all boasting ensuite facilities, but none is more impressive than the incredible master suite, overlooking the harbour, with its extensive range of wardrobes, luxurious ensuite bathroom with walk-in double shower and private sun terrace. Included in the three generous reception areas is the top floor lounge / sky bar with a large private roof top terrace, fitted bar facilities and a dedicated bathroom.

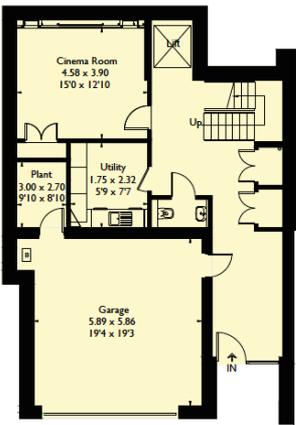
LOCATION

Enjoying an optimal location set back from the road accessed via electric gates. Brudenell Avenue is considered to be one of the most desirable addresses within area. Located within 400m of the shores of Poole harbour and within an easy walk to the beach. The local train station at Branksome, provides a direct line into London Waterloo in under 2 hours.

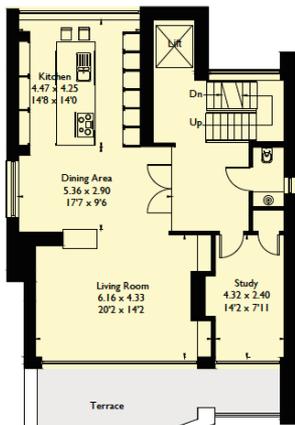




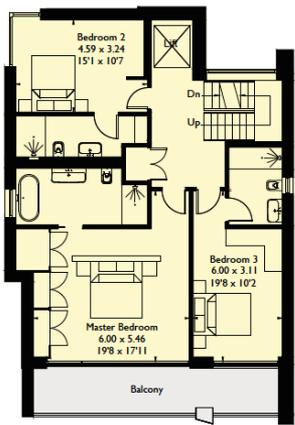
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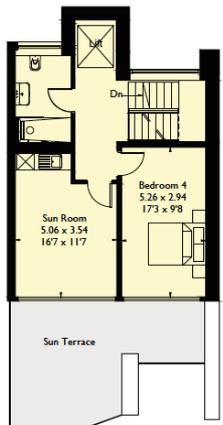
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	85	85
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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