

FOR SALE

7 Chaddesley Wood Road,
Sandbanks, Dorset BH13 7PN



PHILIPPA SOLE



£1,295,000

Sandbanks Beach location

Immaculate throughout

Underfloor heating and air conditioning

Turn key

3 double bedrooms

2 ensuite & family bathroom

Located in a private road

Stunning central walnut staircase

Council tax band G - £3247.06

[Click here for virtual tour](#)

About this property

This contemporary home was built in 2019 by the current owners and offers beautifully arranged accommodation over three floors, reached via an artistic spiral walnut staircase. The main living accommodation is featured on the first floor making the most of the sunshine and double aspect balconies.

A bright entrance hall greets you as you enter this home from where you can see straight through to the garden at the rear. To your right, there is convenient direct access into the integral garage, which has an electric up-and-over door for vehicle access, and a side door to access the gated rear garden and outside shower. A utility cupboard houses the washing machine and tumble dryer. A guest bedroom is located to the rear of the ground floor with floor to ceiling patio doors leading onto garden. A family bathroom is beautifully appointed with marble tiling and a bath / shower.

A stunning curved walnut staircase, with concealed LED lights, spirals upwards creating the core of the house. The first floor is dedicated to sociable living space. To the front is an impressive well-appointed sunny kitchen with a range of integral appliances and quartz worktop; floor-to-ceiling sliding patio doors lead onto the south facing balcony, from where you can see glimpses of the water. At the rear of the property is the living room with double doors out onto a good-sized balcony capturing westerly views of the sunsets over Poole Harbour. On the top floor a circular roof light complements the shape of the feature staircase, where there are two further ensuite bedrooms. The main bedroom boasts fitted wardrobes and a Juliet balcony with sea glimpses over Jazz Café and Old Harry Rock. The luxurious ensuite shower room is fully tiled and also features a large roof light. To the rear is another double bedroom with floor to ceiling windows. A side gate provides access to the rear garden, which has been designed for easy maintenance, with a sheltered patio and faux lawn. An outdoor shower is ideal for the water sport enthusiast with direct access into the garage. The property has been successfully holiday let for the last season, making it an ideal investment or to enjoy as a family holiday home.

Location

Located in a private cul-de-sac of exclusive homes just one row back from the award winning Sandbanks Beach, accessed via a footpath from the top of the cul-de-sac or from Shore Road. The harbour's edge is one road away making it an ideal location for the water sport enthusiast. Canford Cliffs village, with its array of cafes and restaurants, can be reached via a delightful beachfront and chine walk. The local train stations of Branksome and Parkstone are both approx. 2.5 miles away and offer a direct line to London Waterloo in less than 2 hours.



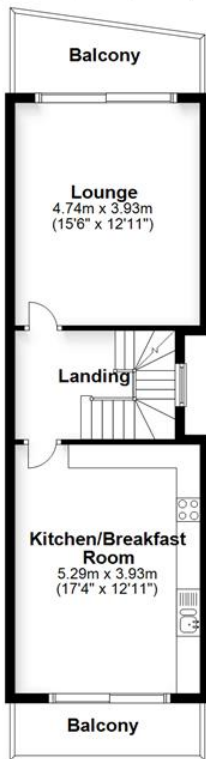
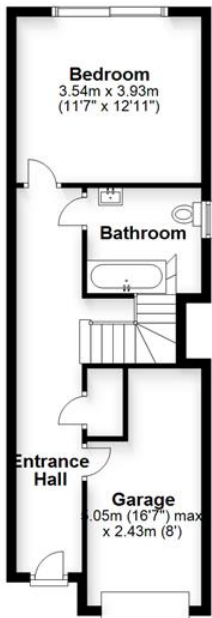


First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)

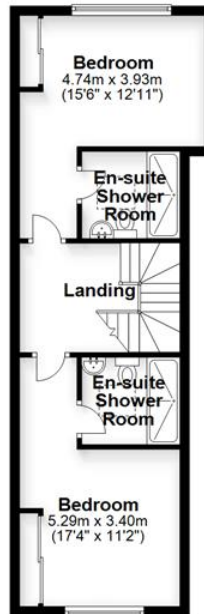
Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Second Floor

Approx. 44.2 sq. metres (475.3 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	B4	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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