

FOR SALE

Cama, Panorama Road,
Sandbanks, Poole, Dorset BH13



PHILIPPA SOLE



Offers in Excess of
£7,000,000

—

35m water frontage on the sought
after 'north shore'

Private boat jetty

Opportunity to remodel and
refurbish

Large rear garden with steps down
to the water/beach

Discretely positioned down a
secluded driveway

Many original early 20th century
features

Breathtaking westerly views of
Brownsea Island

Approx 4,300 sq.ft on 0.5 acre plot

Freehold

[Click here for virtual tour](#)

About this property

Cama has not come to the open market in more than 80 years and offers a buyer an opportunity to purchase a piece of history in one of the most prestigious waterfront locations in the world. Boasting a discrete position on Sandbanks Peninsula, the plot extends to 0.5 of an acre with a 35m water frontage and jetty, facing the iconic Brownsea Island Castle. The new owner may choose to remodel the existing property enhancing its many original features, or take advantage of the planning preparation already undertaken by the owners to build a new home (subject to the relevant planning permissions). Set back from the road down a private driveway, spacious landscaped grounds featuring mature plantings and utterly breathtaking views.

This iconic property is steeped in history, first constructed in 1911 for a local doctor, and later acquired in 1945 by the 'grandmaster of outdoors retail', Oswald Bailey. Oswald passed Cama down to his son Frank and his wife Lalage, where many fond memories were made for their four children, where it has remained as their cherished family home for decades.

Now on the market for the first time in 80 years, the property offers a unique opportunity in one of the most sought-after waterfront sections of the Sandbanks Peninsula within the Sandbanks Conservation Area. The existing layout provides a canvas for potential customisation by new owners, in consultation with architects and regulatory authorities. The current owner has worked in depth with a leading local architect to create a new design that complements the existing arts & crafts build, should you wish to redevelop the plot, although we feel the property could be remodelled to encompass much of its existing charm.

Redesigned over the years, the entrance through the front door reveals a hall that splits into two sections: the main house on the ground and first floor, and a self-contained apartment on the second floor accessible via the entrance stairs. The views are simply spectacular from the rear of the house. The ground floor of the property boasts an original kitchen worthy of being saved or sold on, an adjacent dining room with mealtime views fit for a king, a sitting room where you can idle away hours watching life on the water sail by, and a wonderful library / music room. Additionally, it encompasses an integral garage and a utility room. On the first floor, you'll find four bedrooms, two bathrooms, and a separate kitchen, which along with bedrooms 3 and 4 could be separated to form an independent apartment. The top floor accommodates a self-contained apartment accessible from the main house or via its own front door and encompasses bedrooms 6 and 7, a bathroom, and a kitchen/day room.



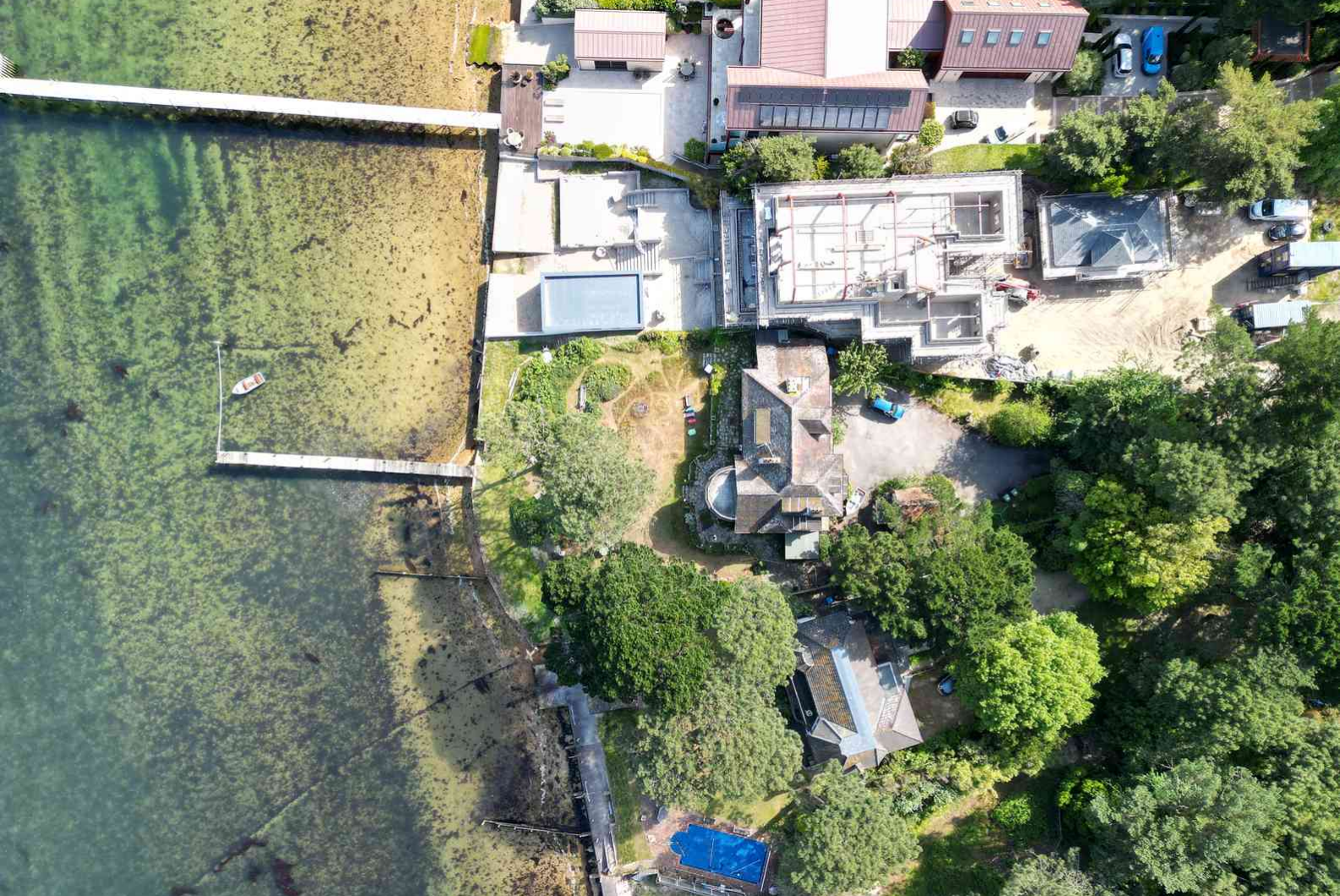


Additional Features

Ensconced from the main road by lush shrubs and trees, this character home also features a gardener's storage room and W.C. Paths lead to the expansive rear garden, boasting a width of 35 meters and divided into two sections. The upper lawn offers stunning panoramic views of Poole Harbour, while steps lead down to the serene waterside lawn with direct access to the jetty and the shoreline.

Location

Sandbanks requires little introduction. This globally renowned residential area boasts stunning waterfront homes and award-winning sandy beaches. It's a paradise for walking, jogging and cycling, with popular routes extending to Studland and the Isle of Purbeck via the Sandbanks Chain Ferry that runs back and forth across the mouth of the harbour. Poole Harbour - the largest natural harbour in Europe and second largest in the world - is a hotspot for year-round water sports such as windsurfing, water skiing, jet skiing, kite surfing, paddle boarding, sailing and swimming. It's also home to several marinas and yacht clubs, including Parkstone, Salterns and the prestigious Royal Motor Yacht Club. Golf enthusiasts can enjoy championship-level play at Parkstone Golf Course, as well as other respected clubs in Ferndown, Broadstone and further afield at Remedy Oak. The tennis community thrives at The East Dorset Tennis & Croquet Club and The West Hants Tennis Club. For commuters, Sandbanks offers convenient access to London, with main line stations in Bournemouth and Poole providing regular services to London Waterloo in approx. two hours.





Approximate Area = 398.2 sq m / 4286 sq ft
 Potting Shed / Garage / WC = 31.5 sq m / 339 sq ft
 Total = 429.7 sq m / 4625 sq ft (Including Garage)
 Including Limited Use Area (12.1 sq m / 130 sq ft)



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	48	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			73

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