

Chaddesley Glen, Sandbanks BH13 7PB

Guide Price £2,200,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

**** INFORMAL TENDER ****

All formal offers to be made in writing by 12 noon on Wednesday 12th June 2024

A unique opportunity to acquire a spacious four/five bedroom detached residence on a substantial southerly facing plot, with commanding Poole Harbour views in one of Sandbanks most exclusive roads.



Key Features

- Highly prestigious Sandbanks location
- In close proximity to Sandbanks beach
- Offering added value/development potential (STPP)
- Stunning Poole Harbour views
- Substantial southerly facing rear garden
- Various decked and balcony sun terraces
- Four/five bedrooms
- Four bathrooms
- Integral garage
- No onward chain



About the Property

This spacious four/five bedroom detached residence is set over three floors and enjoys one of Sandbanks most exclusive addresses near Sandbanks beach with commanding Poole Harbour views from first and second floor levels.

A perfect family home to enjoy with large southerly facing rear garden, various decked and balcony sun terraces and added value/development potential, subject to planning permission.

Accommodation briefly comprises:

Large entrance hallway

Cloakroom

Dining Room which can open to large double reception room incorporating the Living Room

Kitchen and family room leading to the conservatory

Utility room

Three double bedrooms with ensembles

Two further bedrooms/study

Family bathroom

Integral garage

Large family garden with decked area

The majority of harbour facing rooms benefit from sea views.

Three double bedrooms with ensembles; two further bedrooms/study;

Family bathroom

Viewing is highly recommended

Tenure: Freehold

Council Tax Band: H

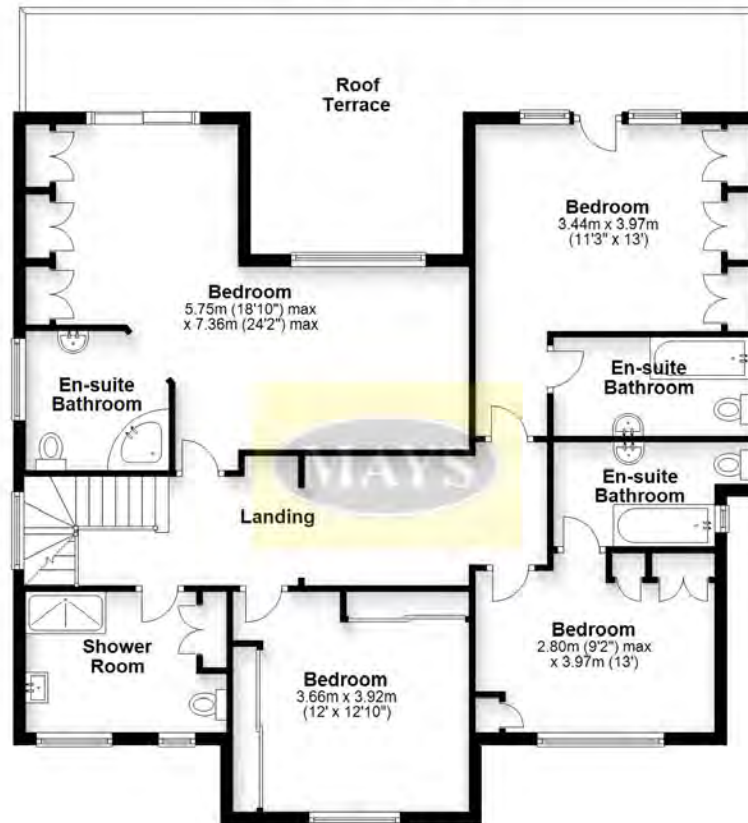
Ground Floor

Main area: approx. 138.1 sq. metres (1486.4 sq. feet)
Plus garage: approx. 18.9 sq. metres (203.6 sq. feet)



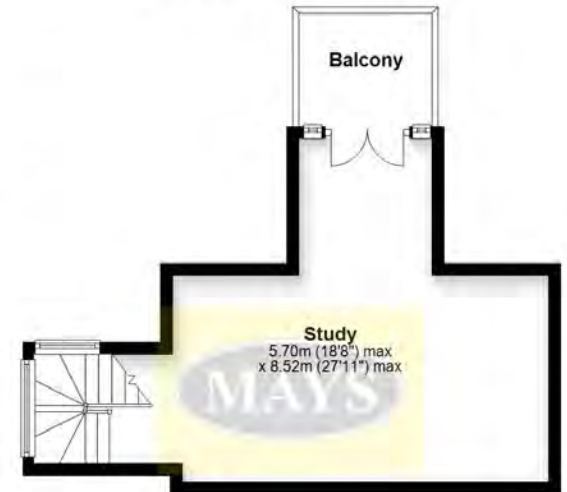
First Floor

Approx. 114.8 sq. metres (1235.3 sq. feet)



Second Floor

Main area: approx. 30.5 sq. metres (328.2 sq. feet)
Plus balconies: approx. 4.4 sq. metres (47.2 sq. feet)



Main area: Approx. 283.3 sq. metres (3049.8 sq. feet)

Plus garages: approx. 18.9 sq. metres (203.6 sq. feet)
Plus balconies: approx. 4.4 sq. metres (47.2 sq. feet)



About the Location

Sandbanks is known for being one of the UK's most exclusive places to live, with land values being one of the highest in the world. Located within a short distance of Canford Cliffs village and Lilliput, the Sandbanks peninsula offers sandy beaches with stunning and picturesque views towards Old Harry Rocks.

Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo. The chain ferry provides access to The Purbecks, Studland and Swanage. There are a variety of amenities on Sandbanks such as Tesco express, café, newsagent and the famous Rick Stein restaurant.

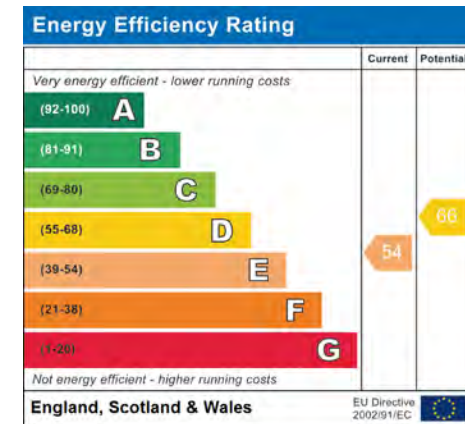
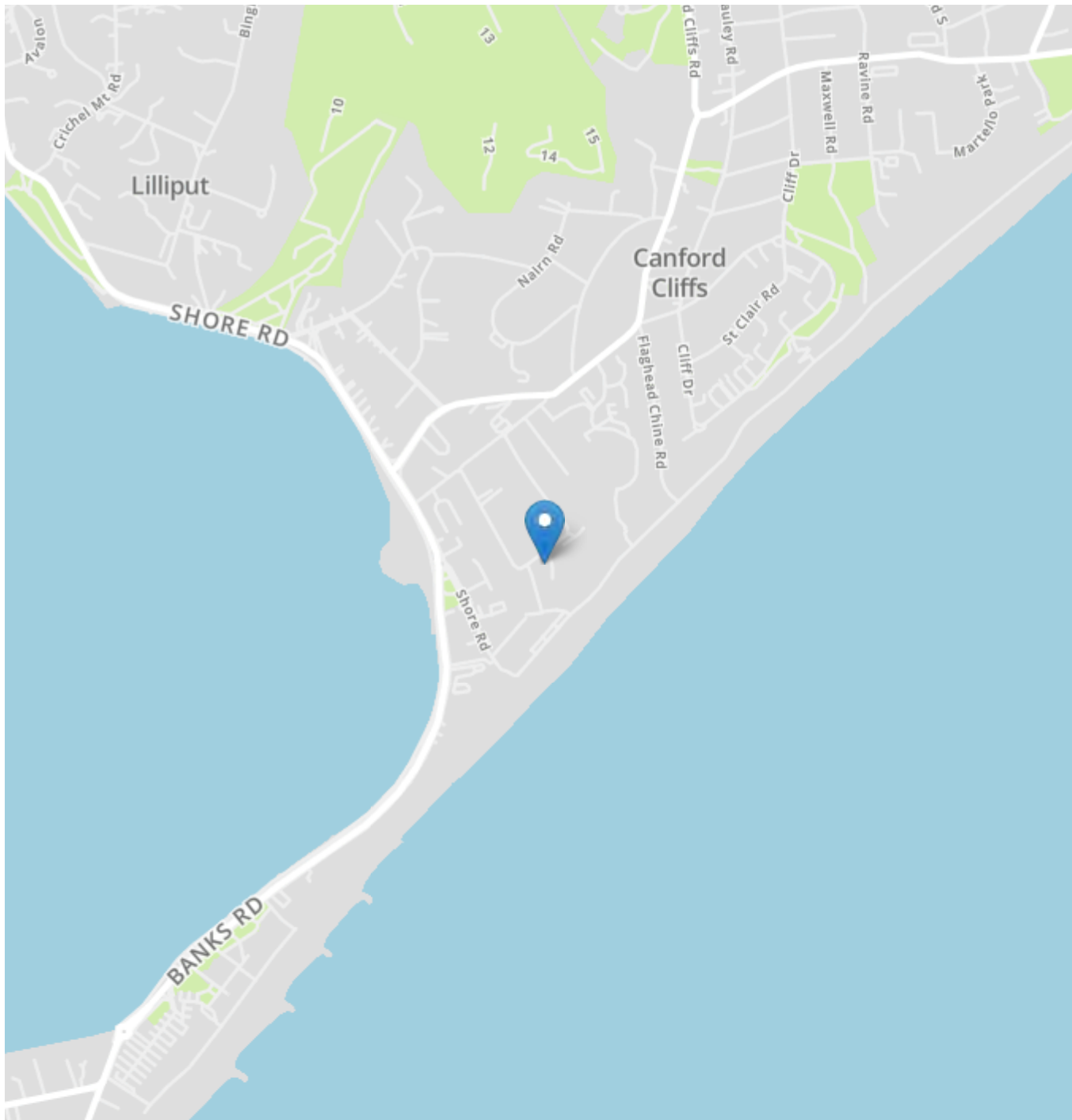


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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