

Chaddesley Glen, Sandbanks BH13 7PB

£2,295,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A superb opportunity to acquire a substantial detached home with open views over Poole Harbour in one of the area's most sought after roads. The property has a flexible arrangement of rooms with accommodation that extends over three floors, and this presents various options for buyers wanting to personalise the environment and design of their next home. With a generous south-facing garden, commanding water views and one of the area's most exclusive addresses, we feel this property presents superb potential for buyers wanting to acquire a landmark home.



## Key Features

- Impressive reception hallway
- Two reception rooms
- Kitchen/dining room opening to garden room
- Principal bedroom with dressing area and ensuite
- Three further double bedrooms (two ensembles)
- Family bathroom
- Harbour room/study with balcony
- Gated driveway and garage
- Generous mature rear garden
- Open views over Poole Harbour





### About the Property

On entering the property there is an impressive reception hallway that gives a true sense of arrival and grandeur and with double doors opening to one of the reception rooms the feeling of space is further enhanced. The reception rooms are located to the rear of the property and are semi-open plan to allow for both a formal living space and a more relaxed lounging area.

The kitchen/dining is also positioned to the rear of the property and this room opens to a garden room that overlooks the rear garden. Adjacent to the kitchen there is a useful utility room, and a courtesy door leads through to the integral garage. To the first floor, the principal bedroom has a dressing area and a private ensuite bathroom. Two further double bedrooms on this level enjoy private ensuite bathrooms whilst the fourth double bedroom has use of the family bathroom.

Stairs rise from the first floor landing to the top floor where there is a loft room which has been used as both a home office and secondary reception/Harbour room. A balcony is accessed from this room where you can enjoy the most incredible water views.

The property has a gated approach and offers off-street parking and access to the garage. To the rear, the garden is mainly laid to lawn and mature planting in the borders provides a high degree of privacy.

Tenure: Freehold

Council Tax Band: H



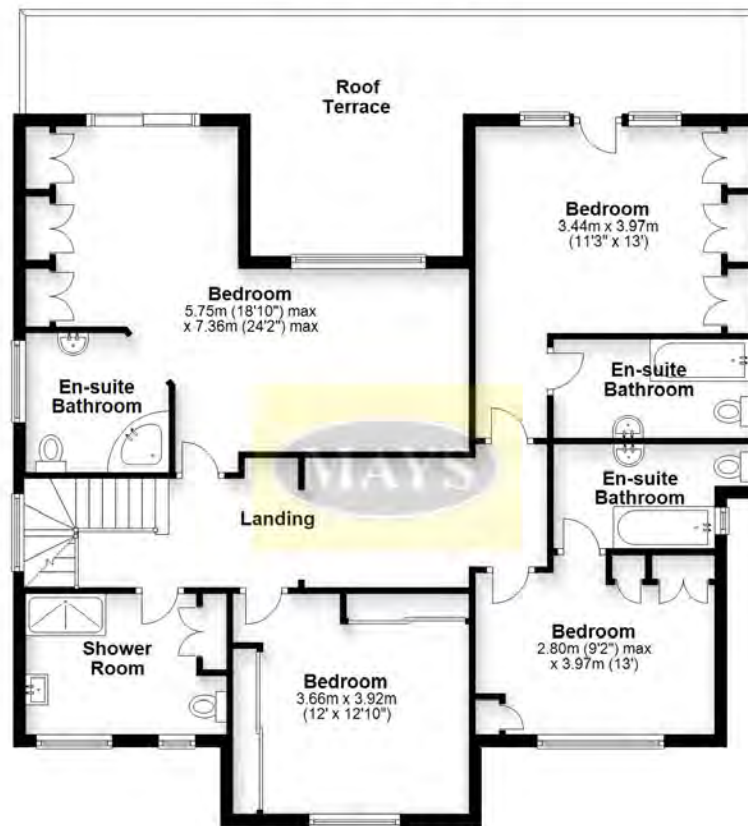
### Ground Floor

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



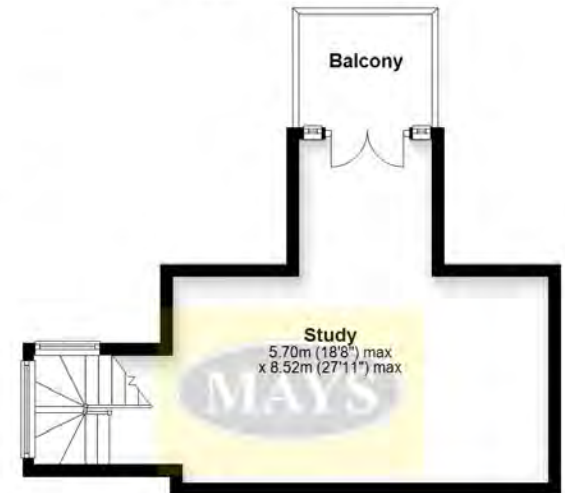
### First Floor

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.

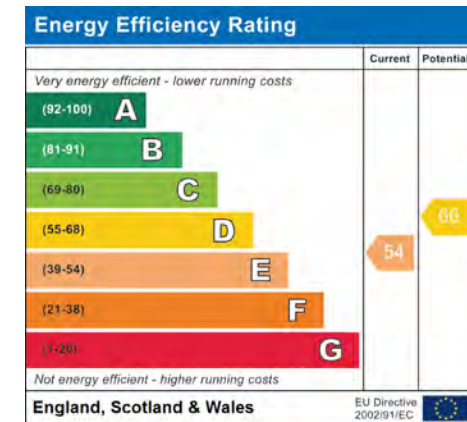
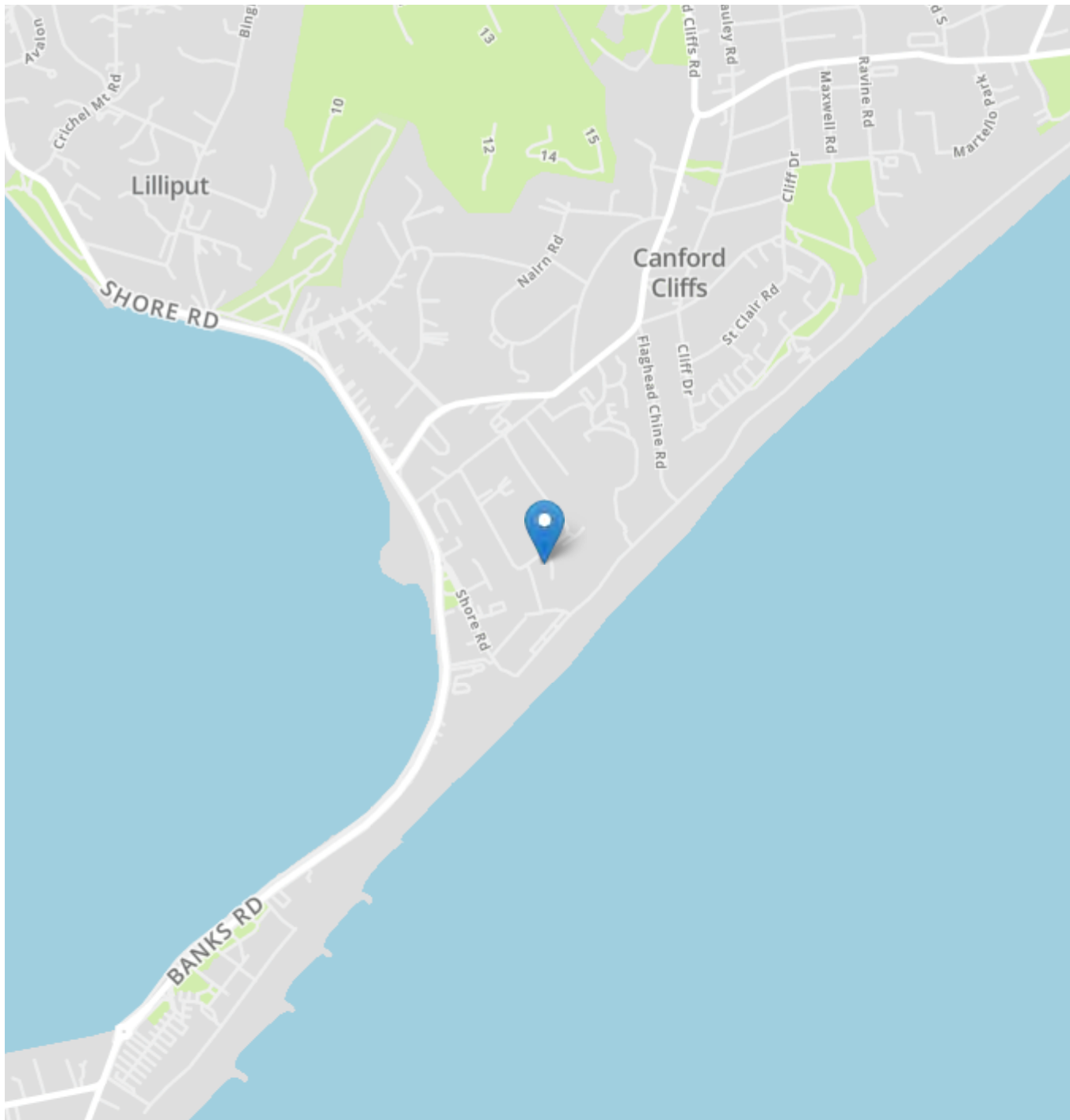


## About Mays

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 30 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 so long.



#### 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.

#### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

# MAYS

ESTATE AGENTS