

FOR SALE

Harbourside, 1 Brudenell Avenue,
Canford Cliffs, Poole, Dorset BH13
7NW



PHILIPPA SOLE



£4,750,000

4 double bedrooms

Triple garage

4 reception rooms

4 ensembles

Outstanding views

Coastal living

20 metres from the harbours edge

Approaching 5000 sq ft

Council Tax Band H - £4,295.00

Freehold

[Click here for virtual tour](#)

About this property

Coastal living meets country elegance. Harbourview is a truly stunning example of luxury living. Beautifully designed over two floors with accommodation approaching 5,000 sq ft and breath-taking views over Poole Harbour. Just 20 metres from Poole Harbour.

This luxury home is nestled behind electric gates and enjoys uninterrupted views from the principal living space. The wrap-around driveway leads to the triple garage, offering exclusivity and privacy. The grand entrance hall is certainly a feature of this magnificent home, with limestone flooring complementing the stunning oak, double staircase with galleried landing, which creates a sense of spaciousness and grandeur. The hand painted, Mark Wilkinson, kitchen features a range of integrated Miele appliances complemented by stone worktops. Beyond the central island is a dining area and living space which, with its solid roof and impressive curved windows, allows you to enjoy the stunning views all year round. For those who like to socialise, the ground floor space has been designed with that in mind. The kitchen flows into the formal living room via double doors, again offering uninterrupted views, whilst the snug offers a more informal room in which to relax whilst still enjoying the magnificent views. A formal dining room is the ideal space for a special occasion, whilst the office, with built-in furniture, is ideal for those who work from home. In addition to the ground floor accommodation is a luxurious cloakroom, and large utility room which in turn leads to covered access to the triple garage, additional storage is provided in another large utility/storage room. From the first floor, an impressive galleried landing leads to all the bedrooms. The principle suite, boasts exceptional views over the harbour from its inviting bay window and balcony. The open plan bathroom features a freestanding bath where you can watch the sunset, along with twin sinks, a walk-in shower and separate WC and a choice of two dressing rooms. The three additional ensuite bedrooms, all offer fitted wardrobes and ensuite shower rooms with the guest suite boasting its own balcony with views and a luxurious ensuite with both bath and shower. From the ground floor, the kitchen breakfast room, living room and snug all lead onto the south westerly facing patio where you can enjoy the most incredible sunsets. Two large automatic awnings shade you from the mid-day heat. Beyond is a beautifully manicured lawn with just the road separating you from the water's edge, a perfect balance between a manicured lawn and the natural beauty of Luscombe Valley's 10 acres of lush greenery and the harbour's edge.

To the rear of the property is extensive parking and a triple garage with electric up and over doors. The rear garden captures the morning sun, with a lovely summerhouse offering a haven for a morning coffee. Designed with easy maintenance in mind the garden is irrigated, and for those that are green fingered there is a greenhouse in which to potter. This exquisite home boasts meticulous design, luxurious features, and an unparalleled attention to detail.





Location

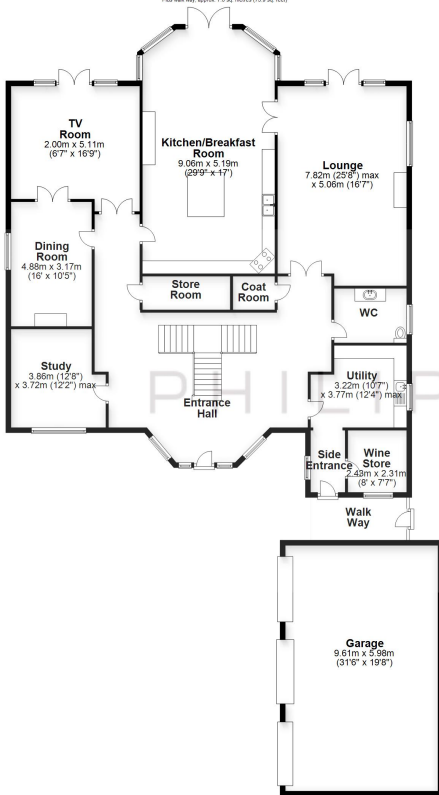
Adjacent to a serene nature reserve and neighbouring a picturesque golf course, the location of this property is truly exceptional. Step out of your gates and you are at the water's edge and under 1000 metres from the renowned Sandbanks Beach. The local village of Canford Cliffs is a pleasant walk via local footpath offering an array of coffee shops and restaurants and amenities. Sandbanks is renowned for its award-winning Blue Flag beaches and stunning natural beauty. Visitors can also enjoy the amenities offered by Sandbanks Yacht Company, Lazy Jacks restaurant, and Rick Stein's highly regarded establishment. The chain ferry, conveniently located on the Sandbanks peninsula, provides a quick 10-minute journey to Studland Bay. Moreover, there are daily ferries available to Brownsea Island and Swanage. Swanage, merely a 15-minute drive from Studland, is a charming town that serves as an excellent base for exploring the Jurassic Coast, a remarkable 155km World Heritage Site. Poole Harbour, the second largest natural harbour in the world and the largest in Europe, is yet another captivating attraction in the area. Both Poole and Bournemouth offer an ideal lifestyle, with an abundance of beaches, cafes, shops, restaurants, and bars. These vibrant towns also provide excellent facilities for boating, windsurfing, jet skiing, and golfing. Notably, Poole is home to the flagship dealership for Sunseeker luxury yachts. Golf enthusiasts will appreciate the proximity of the Championship Parkstone Golf Course.





Ground Floor

Main area: approx. 231.0 sq. metres (2486.3 sq. feet)
 Plus garage: approx. 10.5 sq. metres (112.0 sq. feet)
 Plus walk way: approx. 7.0 sq. metres (75.0 sq. feet)

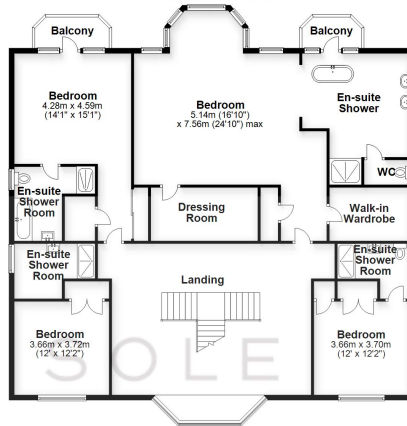


Main area: Approx. 441.5 sq. metres (4751.8 sq. feet)
 Plus garage: approx. 10.5 sq. metres (112.0 sq. feet)
 Plus balcony: approx. 6.5 sq. metres (70.2 sq. feet)
 Plus walk way: approx. 7.0 sq. metres (75.0 sq. feet)

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 566000)
 Plan produced using PlanIt.

First Floor

Main area: approx. 210.5 sq. metres (2265.5 sq. feet)
 Plus balcony: approx. 6.5 sq. metres (70.2 sq. feet)



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		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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