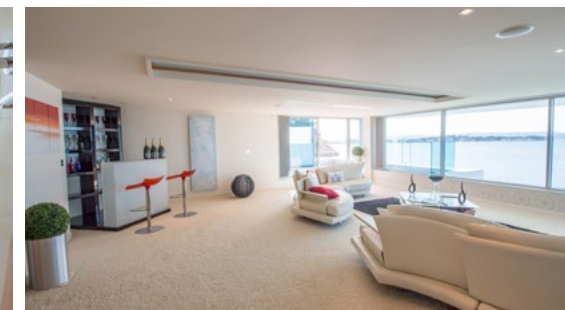
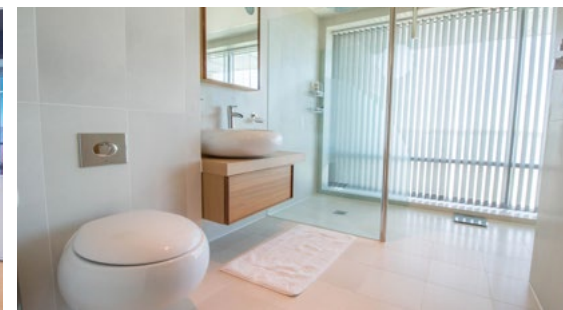
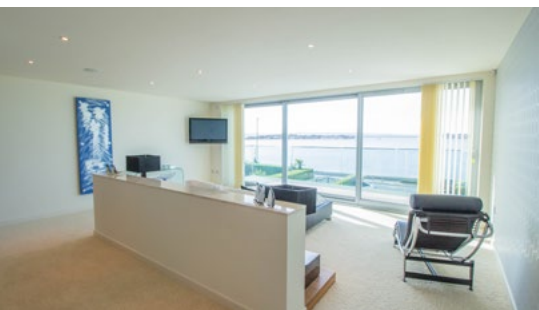
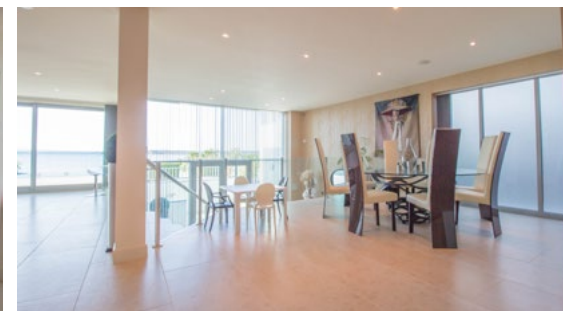




LUXURY &
PRESTIGE

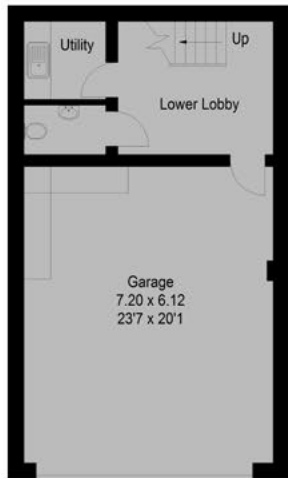
Utopia, 3A Shore Road, Sandbanks
Poole, Dorset, BH13 7PH



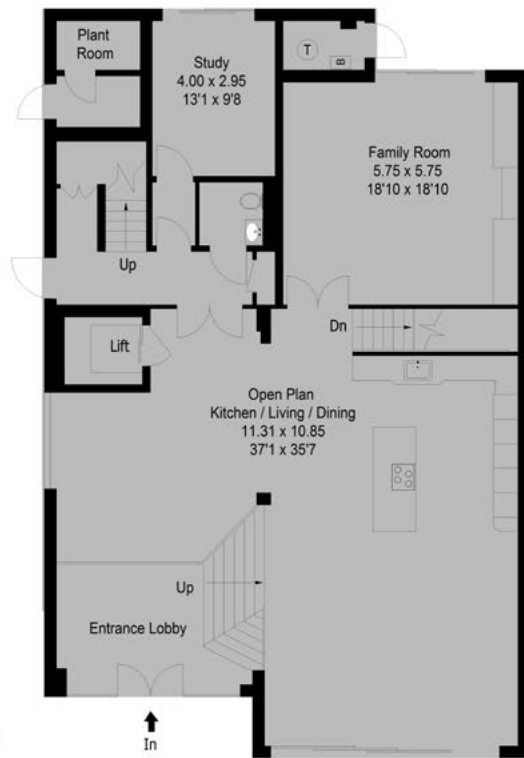


Utopia, 3a Shore Road, Sandbanks

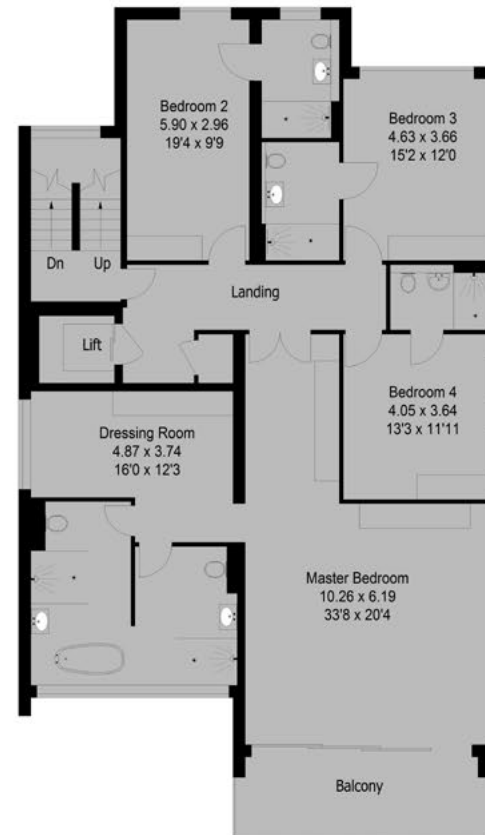
Approximate Gross Internal Area :- 530 sq m / 5700 sq ft



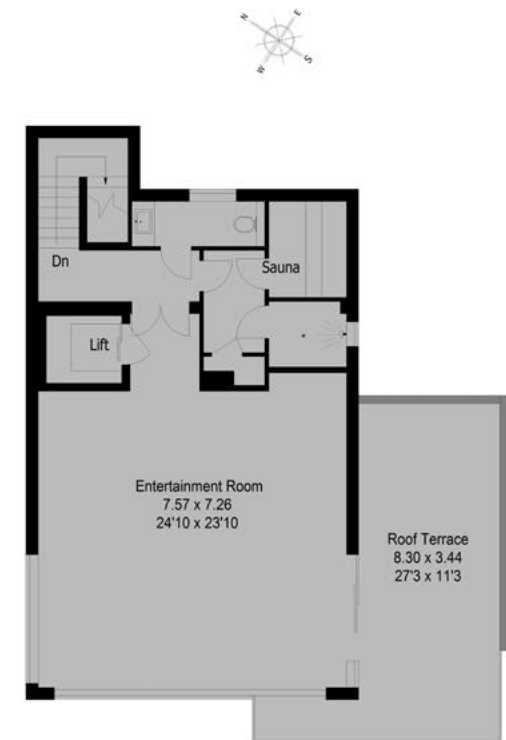
Lower Ground Floor



Ground Floor



First Floor



Second Floor

For identification purposes only, not to scale

WHAT YOU NEED TO KNOW

OUR THOUGHTS

Utopia is a well known contemporary home, constructed to what many people consider to be an iconic design. Shore Road is directly opposite Poole Harbour in a front line position where some of the areas' most important homes can be found. The water is literally a stones throw away. The view from Utopia would vie for one of the best in the area and it includes Brownsea Island, the Sandbanks Peninsula as well as the Purbeck Hills in the distance. There is generous parking for guests (very important in the summer months) tucked away behind electric gates as well as an integral double garage. The house itself has the principal accommodation arranged over three floors with a huge open plan family area opening onto a private sun terrace, not to mention a separate sitting room, a study and a unique top floor entertaining room with a dedicated private roof terrace. On the middle floor there are four bedrooms including a highly impressive master suite with a sumptuous ensuite bathroom, dressing room and a dedicated sun balcony. This is a substantial house, extending to some 5,700 sq ft but it is also ideal to lock up and leave. It is potentially the perfect lifestyle home for anybody aspiring to live by the water. There is a marina and yacht club in the immediate environs and the beach at Sandbanks is less than 0.5 miles distant, which can be reached by way of a level stroll.

FEATURES & SPECIFICATION

- Iconic and well known house
- Outstanding views
- 5,700 square feet
- Less than 0.5 miles from fabulous beaches
- Four bedrooms, all ensuite
- Choice of entertaining areas
- Choice of balconies, terraces and roof terrace
- Automatic passenger lift
- Integral double garage and good parking

THE IMPORTANT FACTS

Guide Price: £3,950,000

Lease Length: N/A

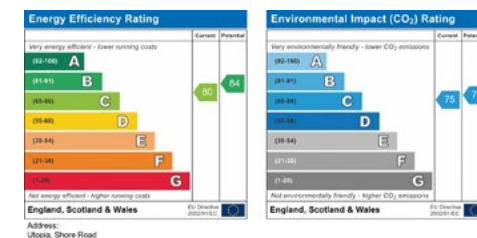
Tenure: Freehold

Maintenance: N/A

Stamp Duty: Main Home £387,750*
Additional Home £506,250*
(* based on guide price)

Council Tax: Band H
(2017/2018 £3,171.48)

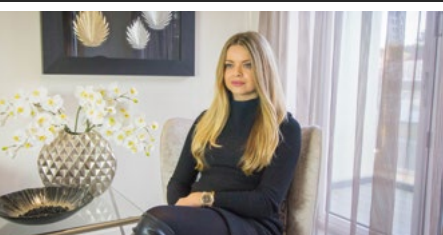
Energy Performance Certificate:



ANY QUESTIONS?



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IN PERSON:

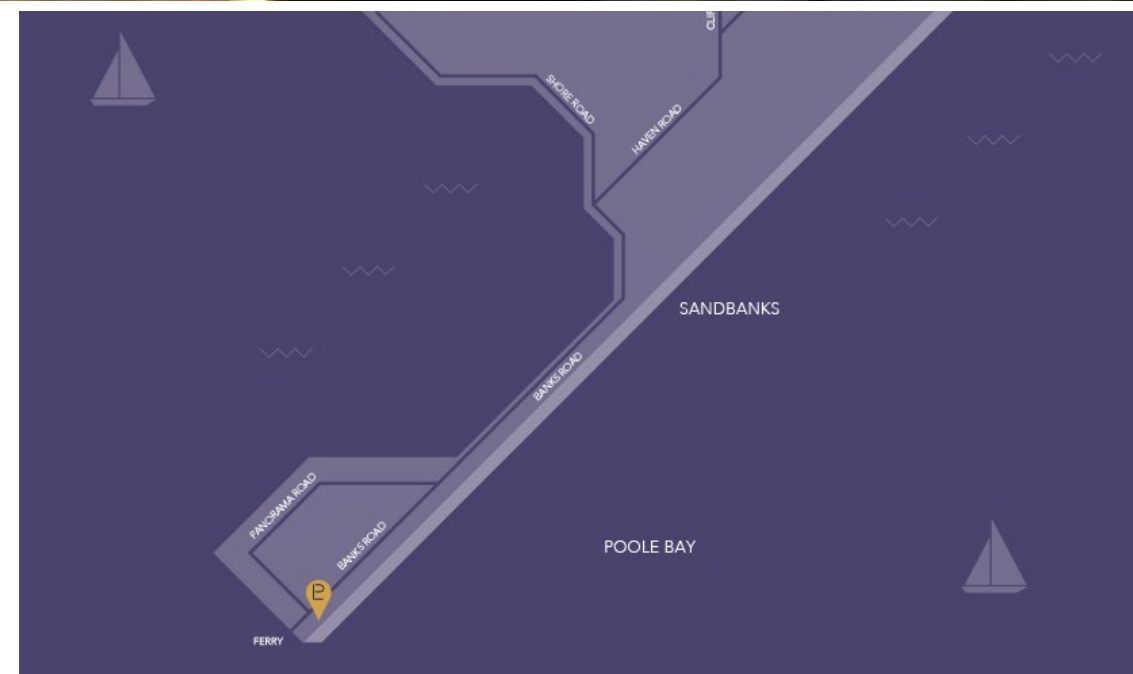
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

BY PHONE:

01202 007373

BY EMAIL:

info@luxuryandprestige.co.uk



A short film introduction to this property can be found at: www.vimeo.com/208669740
Property Reference: 0061

IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.