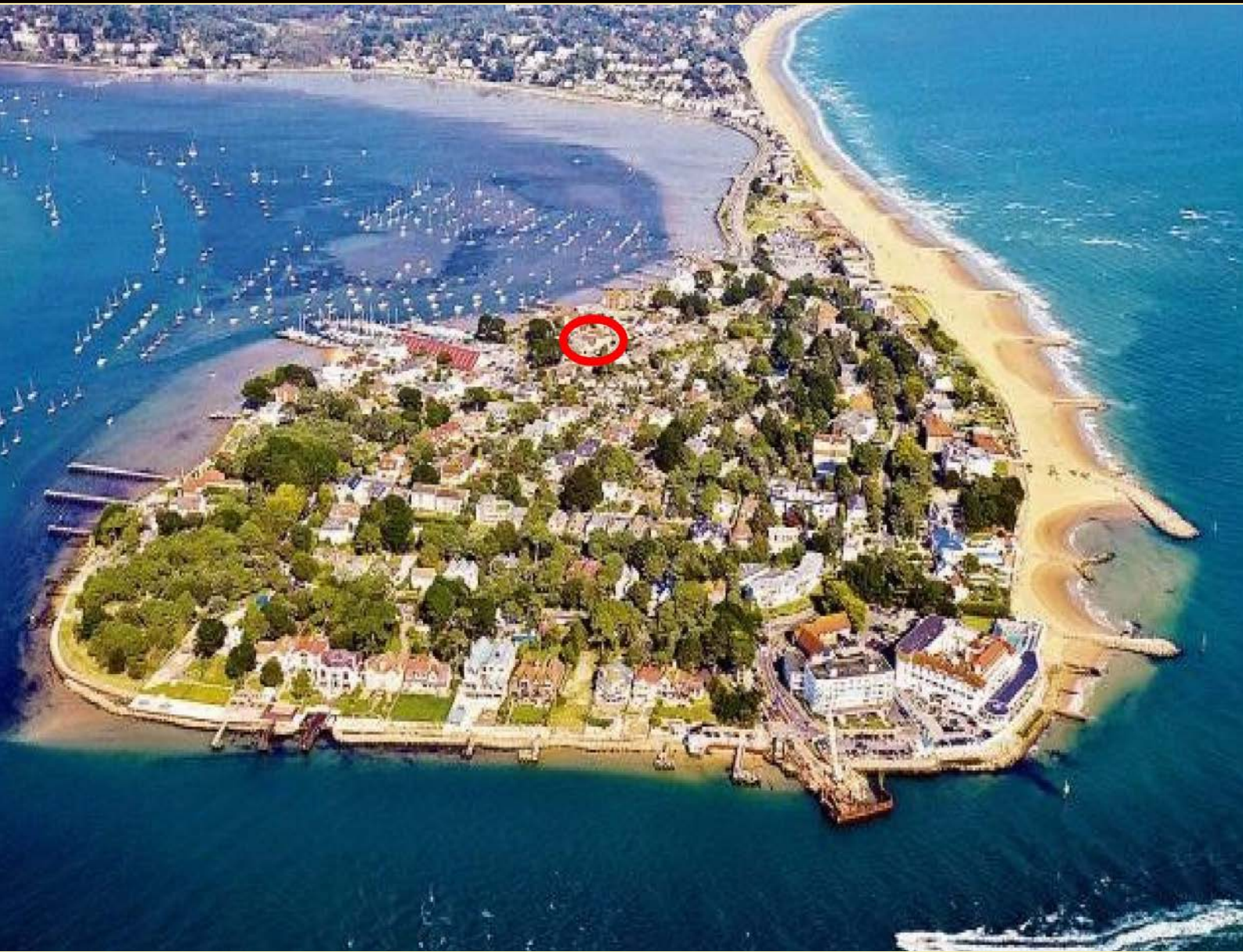


42 Panorama Road
Sandbanks
Poole, BH13 7RE



An individual marine style four bedroom detached home on a generous plot on the world famous Sandbanks Peninsula, close to award winning beaches and harbour shores.

OIEO £1,000,000 Freehold – No forward chain







Situation and Description

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 and 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.

An interesting marine style 3/4 bedroom detached residence which was built in 1996 on a generous plot set behind a gated entrance. This well-kept property would make an ideal holiday home, or main family residence presenting versatile accommodation, offering scope for further improvements and extension potential subject to planning. Conveniently situated on the world famous Sandbanks Peninsula between the Royal Motor Yacht Club and Sandbanks Yacht Company, within a short walk from the Blue Flag award winning beaches and harbour shores.

The property is approached via double electric gates to a large block paved driveway, providing parking for several vehicles and access to a double integral garage. The front porch has a nautical themed entrance door with feature porthole windows leading to a 26' tiled reception hall with built in storage cupboards.

On the ground floor the master bedroom has an en-suite bathroom and sliding patio doors to the garden terrace. There are two further double bedrooms served by the family bathroom. There is also a separate utility room with direct side access and a courtesy door to the garage.

The first floor landing has a guest cloakroom and two sets of double doors to the main living areas. The front lounge has an impressive 14' feature vaulted ceiling with an attractive fireplace and sliding patio doors to a south facing balcony. To the rear of the property there is a spacious open plan kitchen/dining room with sliding patio doors opening to a balcony, with steps providing direct garden access. The kitchen area offers a good range of units with integrated appliances and a central island. There is also a separate study or fourth bedroom.

Externally the property enjoys a good sized rear garden, beautifully landscaped with mature boundaries. There is a large patio terrace adjoining the property and a further lawned area leading to a summer house.

- Detached marine style residence
- Short walk to award winning beaches
- Lounge with 14' vaulted ceiling
- Open plan kitchen/dining room
- Three double bedrooms
- Study/fourth bedroom
- Two bathrooms
- Utility room
- Double integral garage
- Gated driveway
- No forward chain

Approximate room sizes:

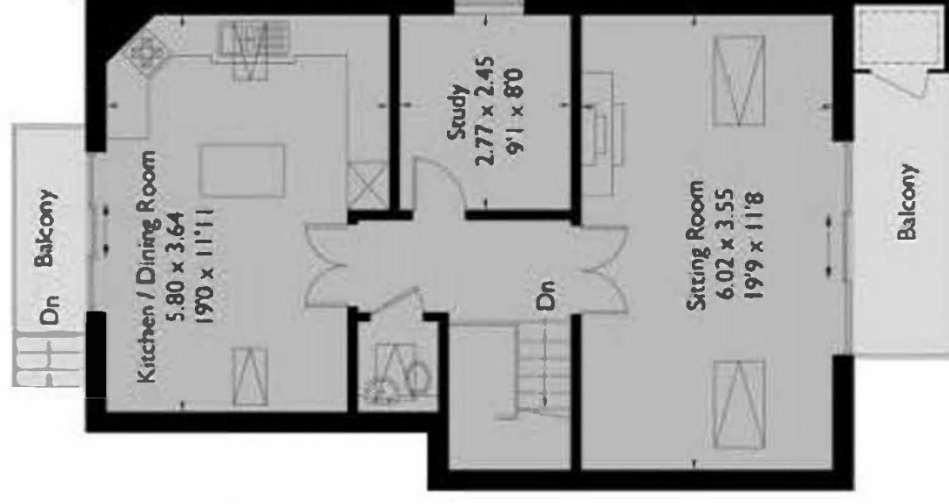
Lounge 19'8 x 11'8
Kitchen/Dining room 19 x 13'9 (Max)
Study/fourth bedroom 9'1 x 8
Bedroom one 11'9 x 11'7
Bedroom two 9'4 x 8'3
Bedroom three 12 x 8'3

Approximate Gross Internal Area = 151.4 sq m / 1630 sq ft
(Including Garage)

■ Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 202054

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compare bearings before making any decisions reliant upon them.







Energy Efficiency Rating		Current	Potential
<p>Best & most efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>45-54 E</p> <p>35-44 F</p> <p>2-34 G</p> <p>Not energy efficient - higher running costs</p>			
		62	68
England & Wales			

IMPORTANT NOTICE:

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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.