



Nairn Road, Poole, BH13 7NQ

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EXCLUSIVE







# Nairn Road, Poole, BH13 7NQ

14 Nairn Road is perfectly situated just a short walk from the award winning Blue Flag beaches of Sandbanks and a stone's throw from Canford Cliffs village with its electric mix of luxurious salons, patisseries and restaurants.

Recently constructed, 14 Nairn Road sits comfortably on a 3/4 acre plot neatly cut into the landscape to make the most stunning rear aspect of mature woodland, leading to direct access to the 11th green of Parkstone Golf Course, arguably one of the finest golf courses in the South.

Designed by renowned architect and interior designer James Sims of JSA Design based in Palma de Mallorca the property's Mediterranean roots are clear, with its 232 sq. m. (2,500 sq. ft.) of secluded terraces and 618 sq. m. (6,650 sq. ft.) of living space wrapped in an exterior of exquisite maintenance-free Porcelanosa tiles.

With vast walls of glass opening on to private terraces lined with mature olive trees and bamboo, the property offers the perfect indoor/outdoor living. Whether entertaining from the commercial grade catering kitchen or quiet family meals out in the gardens designed by award winning garden designers, 14 Nairn is the ultimate in flexible modern family living.

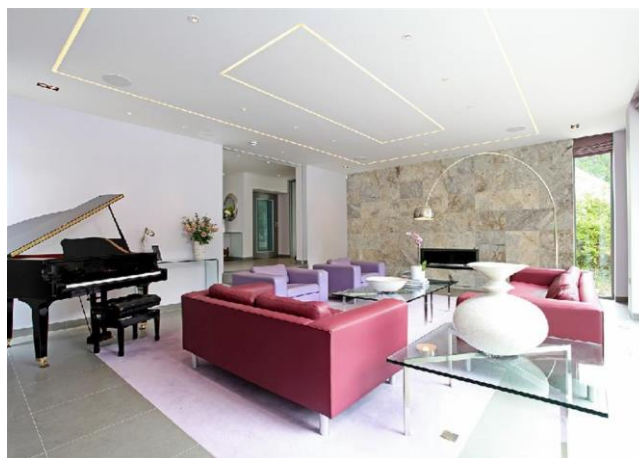
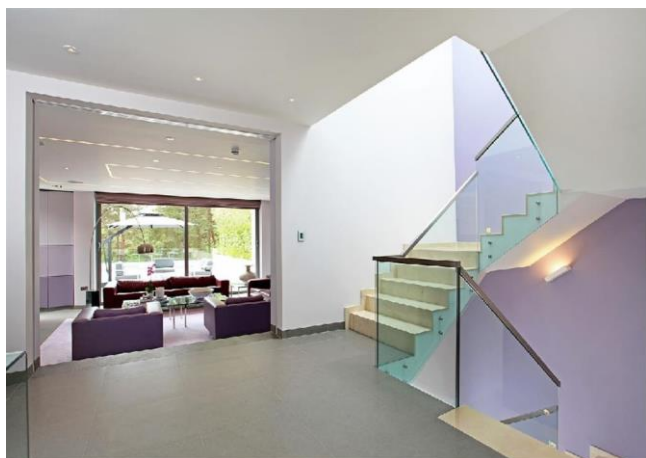
With a lift accessing three of the four floors, this property feels more boutique hotel, yet still offers truly flexible living, a home that can flow as one, or be easily partitioned to accommodate growing families or aging relatives alike.

Every detail of this spacious, minimal yet comfortable interior has been considered to exacting standards, from bespoke full height metal doors to concealed surround sound, pure white Silestone work surfaces to intelligent lighting, cushioned gymnasium floor, 7ft cinema screen and a bespoke 390 bottle wine cellar.

Appointed with 5 sumptuous well-proportioned bedroom suites featuring bespoke Italian MisuraEmme fittings to the large attached dressing rooms, each bedroom's generous en suite is equipped with luxurious Porcelanosa sanitary ware, tiles and fittings. Two suites are fitted with smart TVs. All suites are fully wired for AV including integrated KEF ceiling speakers.

Technology is paramount with this home. Every possible detail of 14 Nairn Road can be controlled by iPad via the Clipsal home automation system over static IP address to ensure worldwide access to the comprehensive system. From remote blinds to TVs, lighting, heating and CCTV, control of the house is at your fingertips wherever you are.

Maximum possible insulation ensures this house will barely need the wet under floor heating system that spans the entire property, whilst the 4 separate plant rooms keep the state of the art laundry room, two separate steam rooms, three Jacuzzi baths and sauna ticking over nicely.





#### FORMAL LOUNGE

7.32m (24' 0")7 x 6.10m (20' 0")4

#### MAIN KITCHEN

4.27m (14' 0")6 x 3.96m (13' 0")5

#### CATERING KITCHEN

4.27m (14' 0")9 x 2.13m (7' 0")9

#### FAMILY ROOM

10.97m (36' 0")0 x 4.57m (15' 0")0

#### MASTER SUITE

4.27m (14' 0")6 x 3.96m (13' 0")2

#### MASTER DRESSING ROOM

3.35m (11' 0")2 x 2.13m (7' 0")10

#### BEDROOM 2

6.10m (20' 0")8 x 3.96m (13' 0")3

#### BEDROOM 2 DRESSING ROOM

3.35m (11' 0")5 x 2.13m (7' 0")11

#### BEDROOM 3

6.10m (20' 0")5 x 3.35m (11' 0")2



#### BEDROOM 3 DRESSING ROOM

2.74m (9' 0")10 x 2.13m (7' 0")1

#### BEDROOM 4

5.49m (18' 0")1 x 3.66m (12' 0")0

#### BEDROOM 5

4.57m (15' 0")2 x 4.27m (14' 0")11

#### STUDY

3.35m (11' 0")3 x 2.44m (8' 0")10

#### LAUNDRY ROOM

3.05m (10' 0")0 x 2.44m (8' 0")10

#### GYM

5.49m (18' 0")1 x 4.88m (16' 0")1

#### HOME CINEMA

4.88m (16' 0")1 x 4.57m (15' 0")0

#### WINE CELLAR

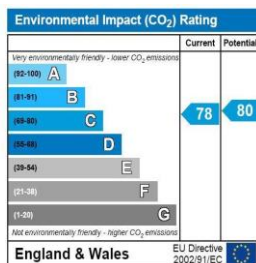
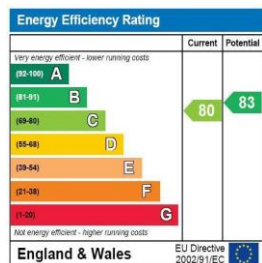
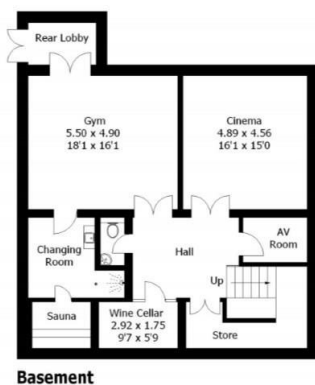
2.74m (9' 0")7 x 1.52m (5' 0")9

#### GARAGE

6.10m (20' 0")10 x 5.49m (18' 0")2







## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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