



£1,750,000

Pine Deep, 23 Grasmere Road, Canford Cliffs, Poole, Dorset, BH13 7RH







# Pine Deep, 23

Grasmere Road, Canford Cliffs, Poole, Dorset, BH13 7RH

**\*\*DISTINCTIVE, MODERN HOME\*\*** Price Guide £1,75M/£1.85M **\*\* A BRIGHT AND SPACIOUS** detached property situated in the **HEART OF SANDBANKS**. The property boasts **FIVE LARGE BEDROOMS**, **OPEN PLAN LIVING** and is loaded with **CHARACTER** throughout.

- SPACIOUS HOME SET ACROSS THREE FLOORS
- PLANNING PERMISSION FOR A GARAGE AND CAR PORT
- FIVE DOUBLE BEDROOMS
- MOMENTS WALK FROM SANDBANKS BEACH
- OPEN PLAN LIVING
- RECENTLY CONSTRUCTED
- TASTEFULLY FINISHED THROUGHOUT
- SPACIOUS DRIVEWAY & REAR GARDEN
- IDEAL FOR FAMILIES OR HOLIDAY RENTAL PROPERTY
- ARCHITECTURALLY DESIGNED AND BUILT

Local Authority **BCP**, Tax Band **H**, Tenure: **Freehold**





## *Sandbanks*

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

## *Property Comprises*

Nestled on the sought-after Grasmere Road, this stunning detached five-bedroom home has been architect designed and built to an exceptional standard. This unique property boasts beautiful detailing and design throughout. Spanning three floors and approximately 2,213sq ft (205.6 sq m), the house offers generous living and entertaining space, complemented by off-road parking and a south facing garden all on the











heart of the Sandbanks peninsula.

Upon entering, you are welcomed by a bright reception area that flows into a versatile snug/office, ideal for working from home or creating a cozy reading nook. The open-plan kitchen/family room to the rear is the heart of the home, featuring contemporary finishes and ample storage. Floor to ceiling sliding doors provide a seamless transition to the flat-level garden, perfect for both family fun and alfresco dining.

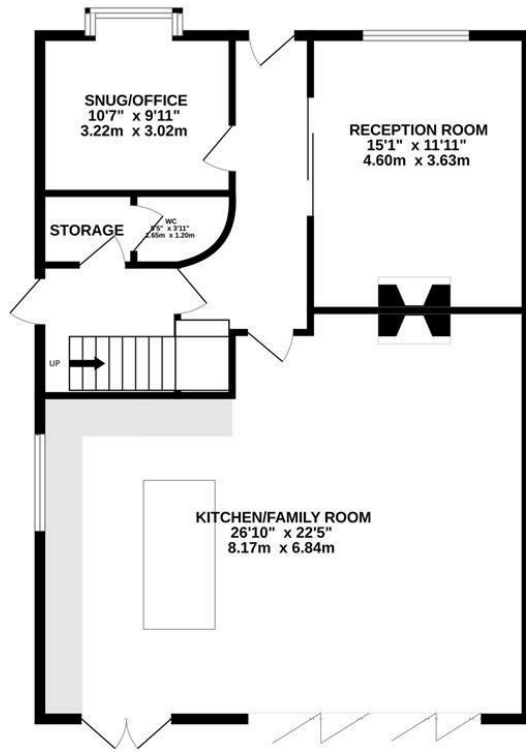
Upstairs, the first floor hosts two well-proportioned bedrooms, both enjoying access to private balconies. A stylish family bathroom serves one of the bedrooms, while the master bedroom boasts its own ensuite. On the second floor, two further bedrooms and another modern bathroom offer flexible accommodation options, with a third balcony providing an additional outdoor retreat.

AGENTS NOTES: There is planning permission granted for a garage/studio/garden office with a glazed link corridor to the rear, totalling 690 SQFT, plus a carport in the front of the property.

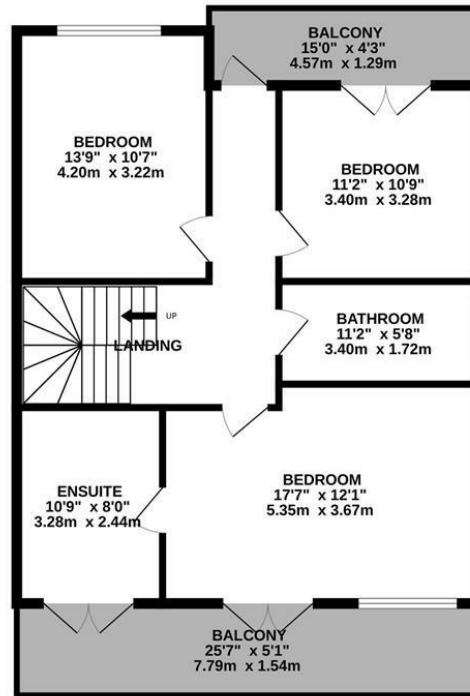




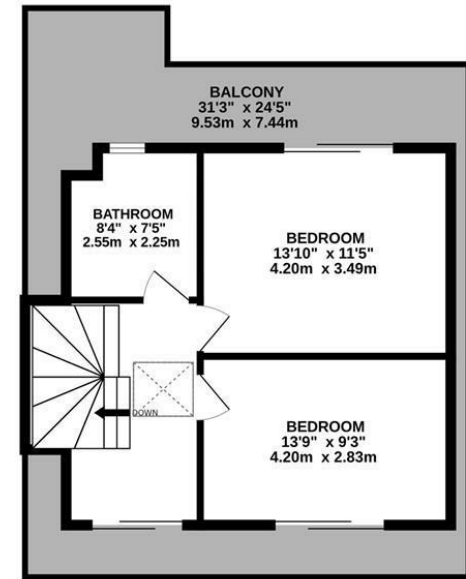
GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



2ND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 2213 sq.ft. (205.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



