



2 The Horseshoe

Sandbanks, Poole, Dorset, BH13 7RW



LUXURY &
PRESTIGE
Exclusive Properties

£3,795,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



2 THE HORSESHOE

SAND BANKS

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info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

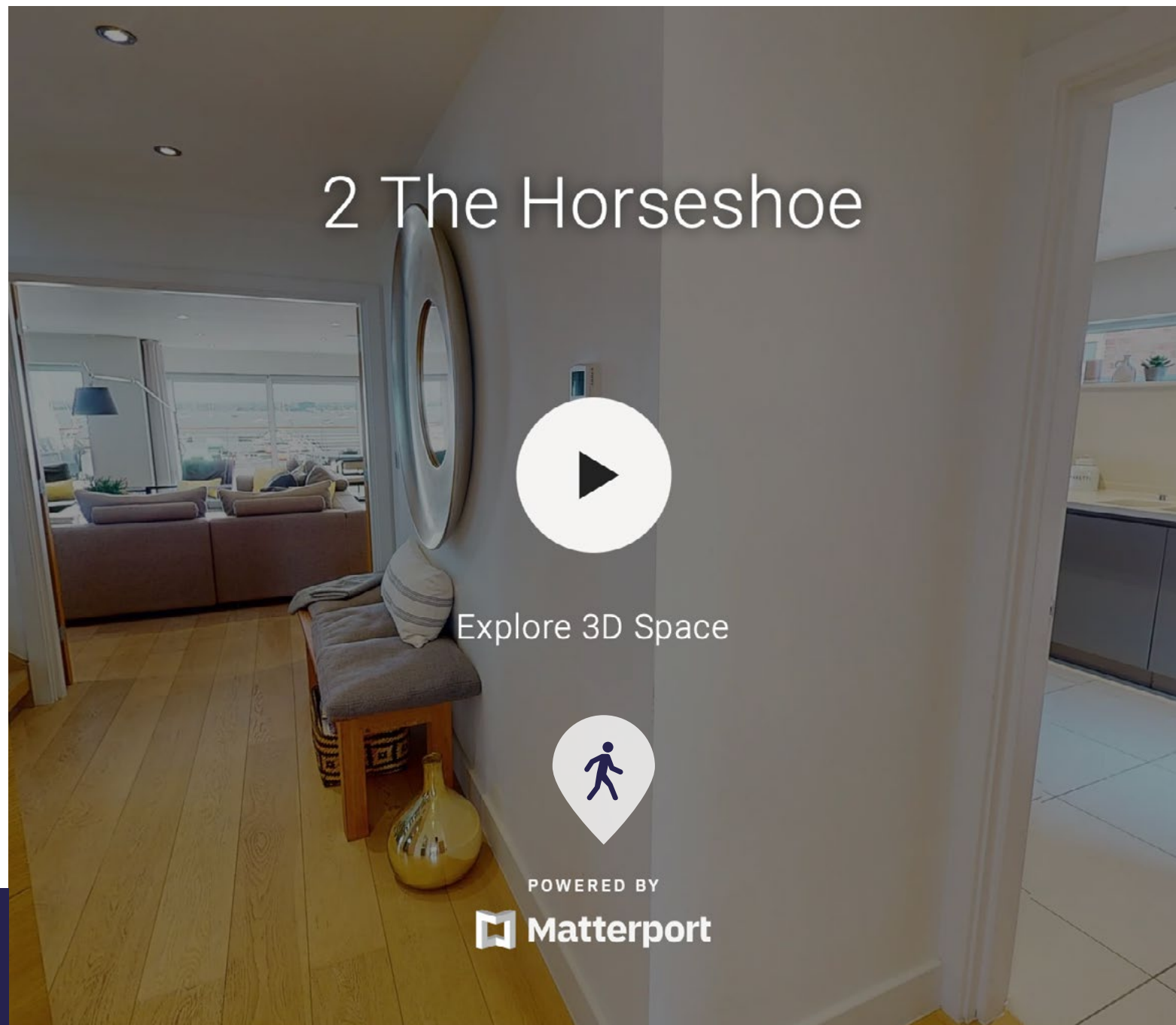
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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 **Matterport**



The principal bedroom suite enjoys a simply fabulous view of the harbour.



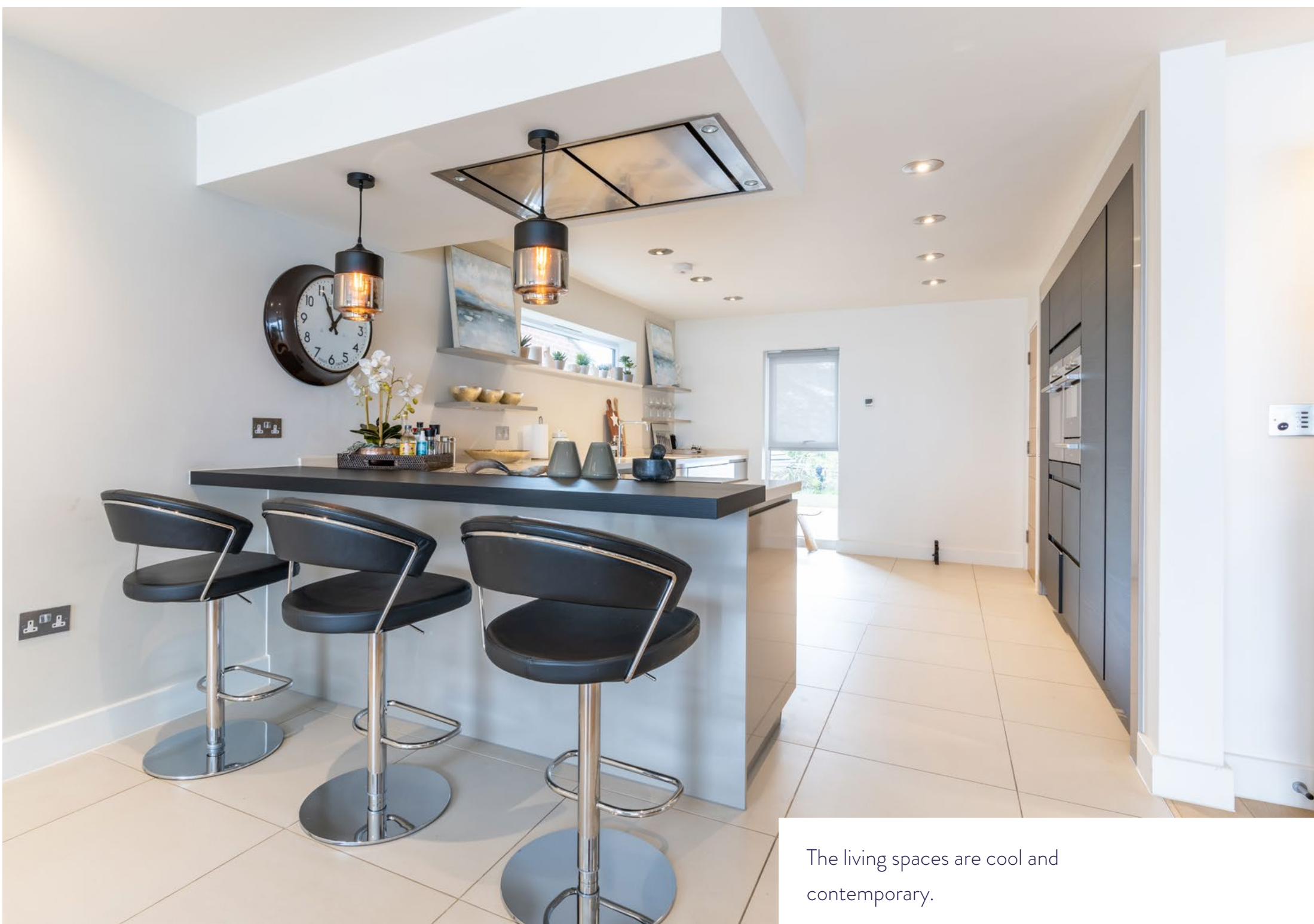
It sits in a quiet and tucked away position on the Sandbanks Peninsula.



There are plenty of places to sit and soak up the view.



The main living space is particularly impressive.



The living spaces are cool and contemporary.



The suite of rooms on the lower ground floor have access to the garden.

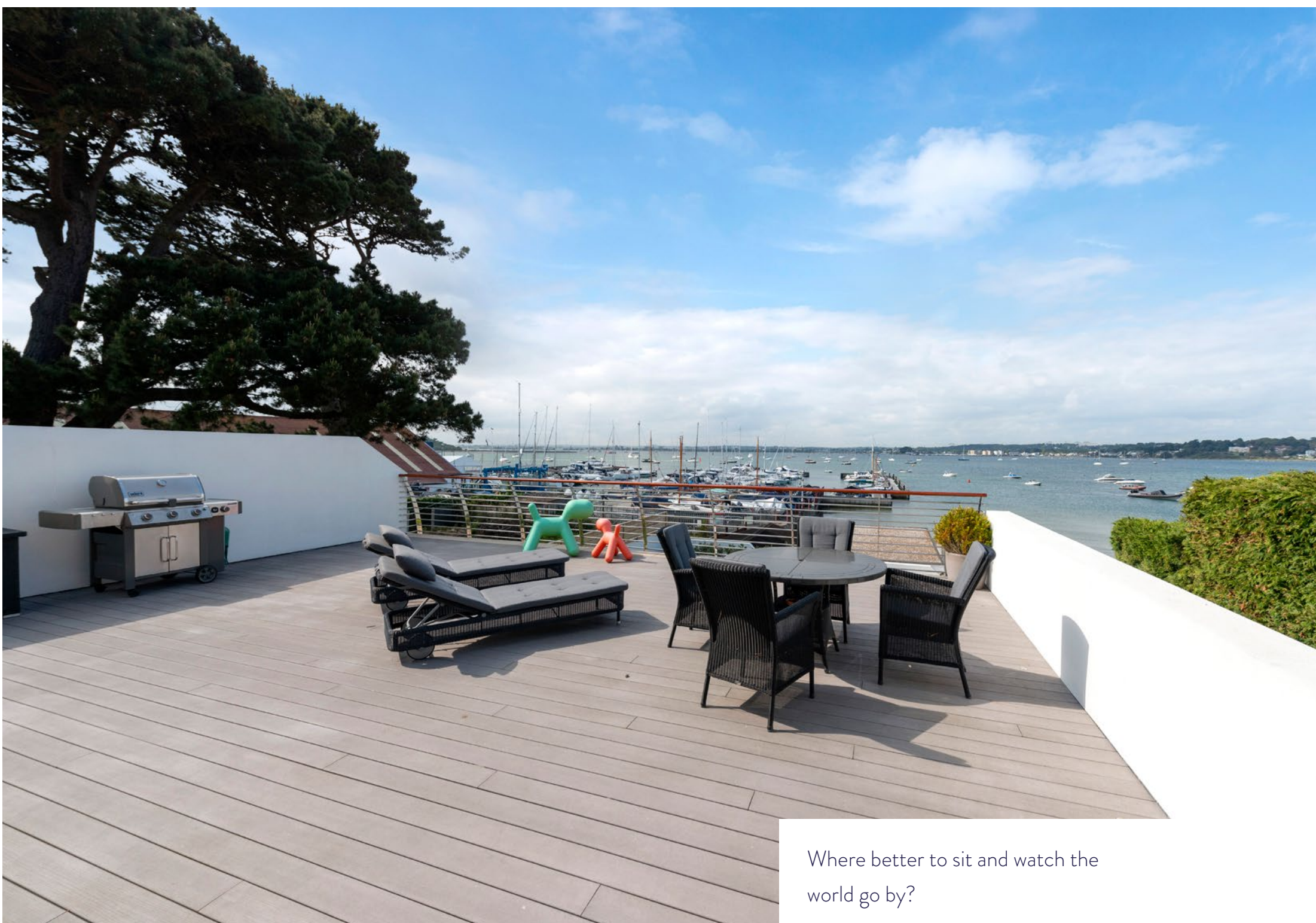


The principal suite is calm and serene with an amazing view.





It boasts a fantastic connection to the water.

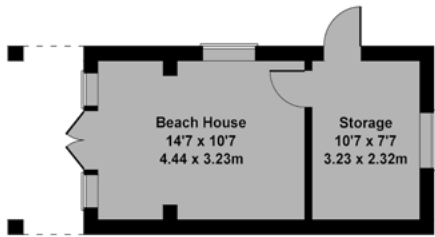
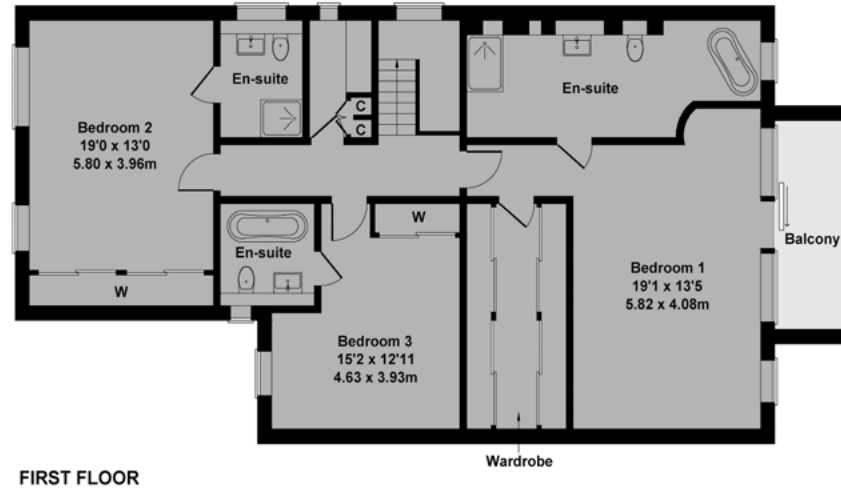
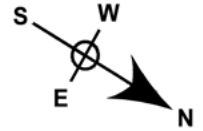


Where better to sit and watch the world go by?

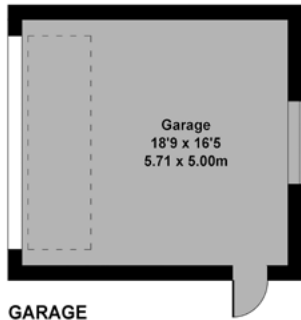
Floorplan

2 The Horseshoe, Sandbanks Poole, BH13 7RW

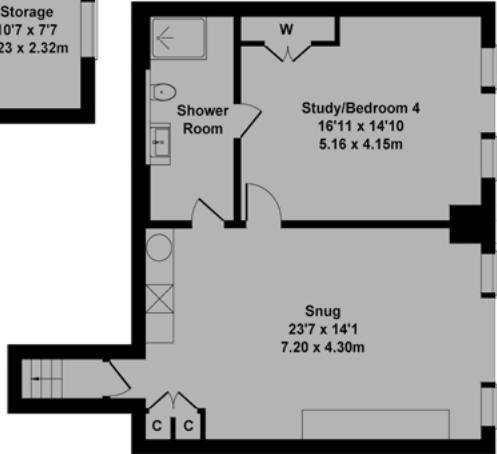
Approximate Gross Internal Area
3886 sq ft - 361 sq m



BEACH HOUSE



GARAGE



LOWER GROUND FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Summary

The Horseshoe is a wonderful location on Sandbanks. This quiet cul-de-sac is an oasis of calm, tucked away just off Panorama Road.

The best amenities of Sandbanks are all nearby including The Royal Motor Yacht Club, The Sandbanks Yacht Company, Lazy Jacks Brasserie, not forgetting the ever popular destination restaurant by Rick Stein. Of course the famous Sandbanks beach is a short walk away but the jewel in the crown for this particular property is the frontage to a little known beachfront which is so tucked away that it is almost private. The small and exclusive handful of properties which share this waterfront take full advantage of the location in a number of ways including launching small boats or paddle boards, creating private “beaches” within individual gardens and of course there are a range of wonderful summer houses, pavilions and pergolas.

The house itself extends to nearly 3,900 square feet including garage and outbuildings. Features include four bedrooms and four bathrooms. Bedroom 4 could be used as a suite with a potentially dedicated sitting room and kitchenette connecting to the garden. There are two additional reception rooms in the form of a formal dining room and a wonderful open plan kitchen family area with relaxed sitting, the whole of which opens onto a private 30’ sun terrace.

The views on offer from this property can only be described as sublime and in the evenings the beautiful sunsets for which Poole Harbour is renowned are on full view along with the twinkling lights on the horizon at the historic old town Poole and its working port.

- Wonderful harbour views
- Tucked away
- Direct access to a virtually “private” beach
- Excellent access to the water
- 30’ private sun terrace
- “Beach front” summer house
- Four bedrooms, four baths
- Versatile layout
- Near marinas and bistros
- No forward chain

Guide Price: £3,795,000

Tenure: Freehold

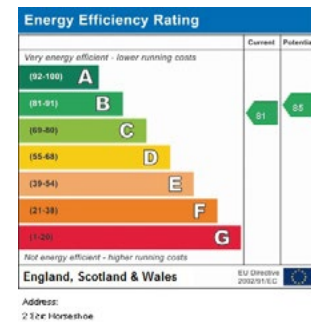
Stamp Duty: Main Home £366,650*
Additional Home £480,500*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2023/2024 £4,096.48)

EPC:



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Property ref: 0821



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.