



Penthouse 1 Wykeham Lodge

16 Chaddesley Glen, Canford Cliffs, Poole, Dorset, BH13 7NZ



LUXURY &
PRESTIGE
Exclusive Properties

£2,950,000

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:

PENTHOUSE 1 WYKEHAM LODGE

SANDS BANKS

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

Interactive 3D Tour

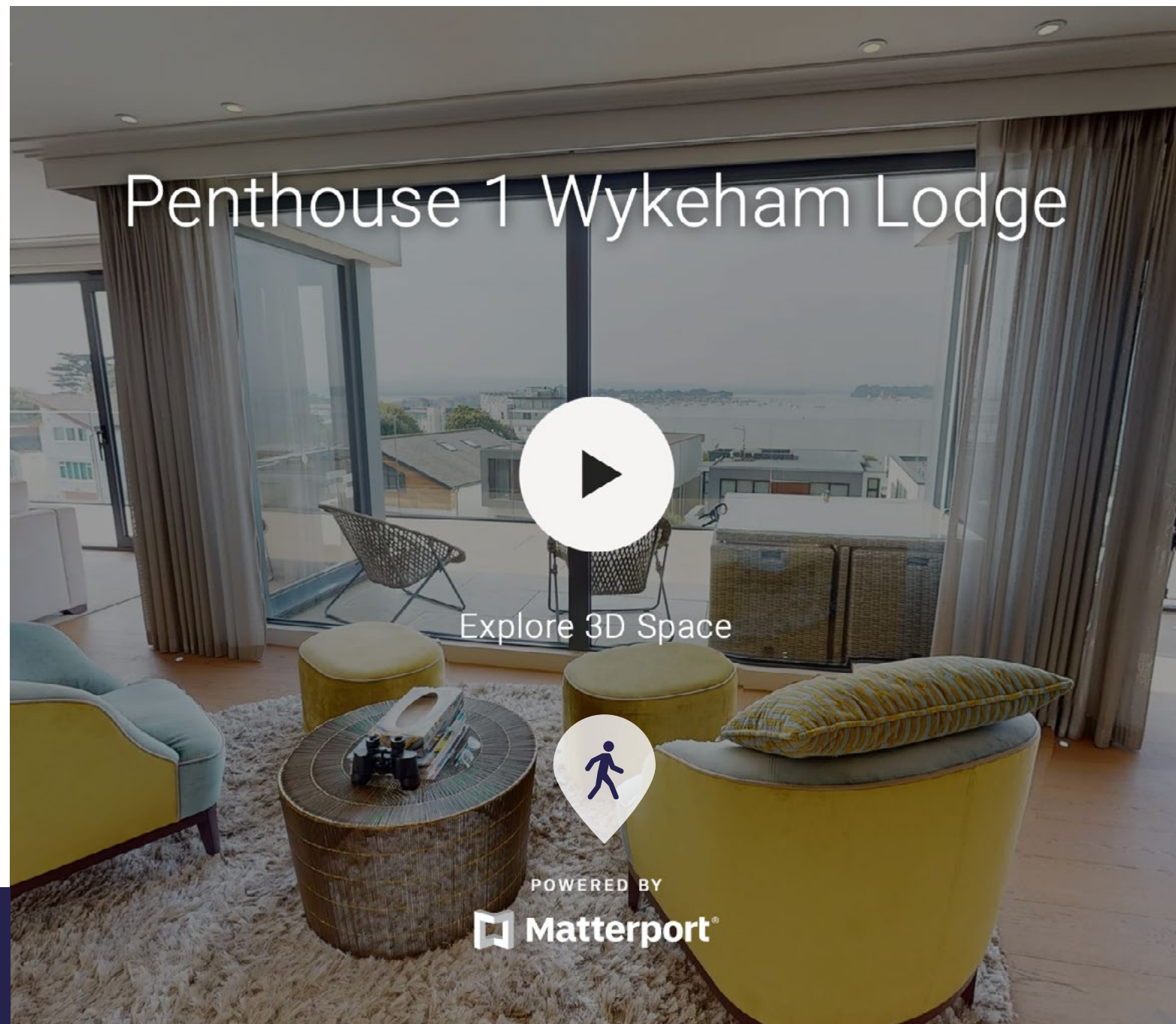
Can't wait to view in person?

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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Please click on the image above to view our interactive 3D tour of this property.

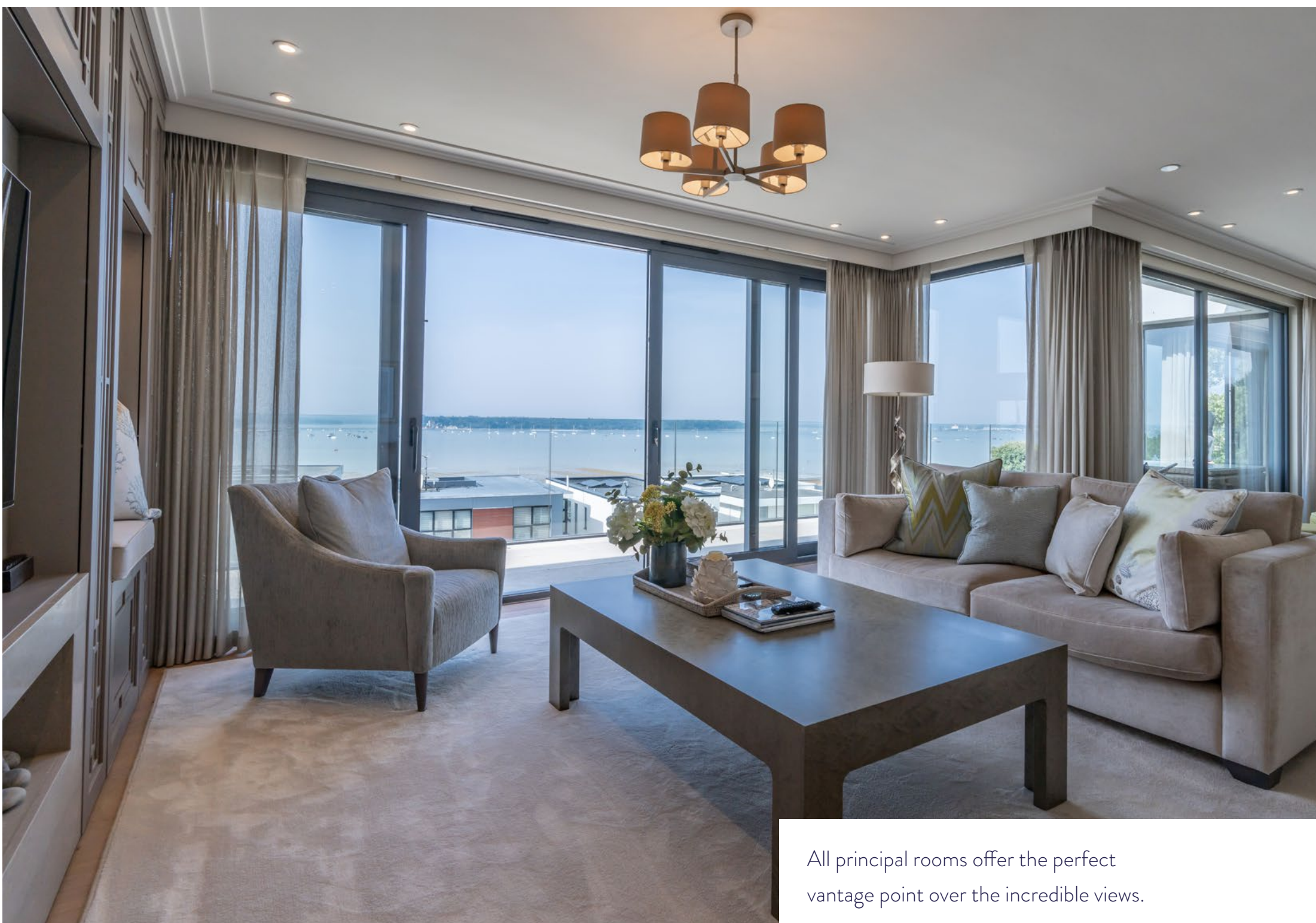
 **Matterport**



It enjoys a staggering view across Poole Harbour towards Sandbanks and Brownsea Island.



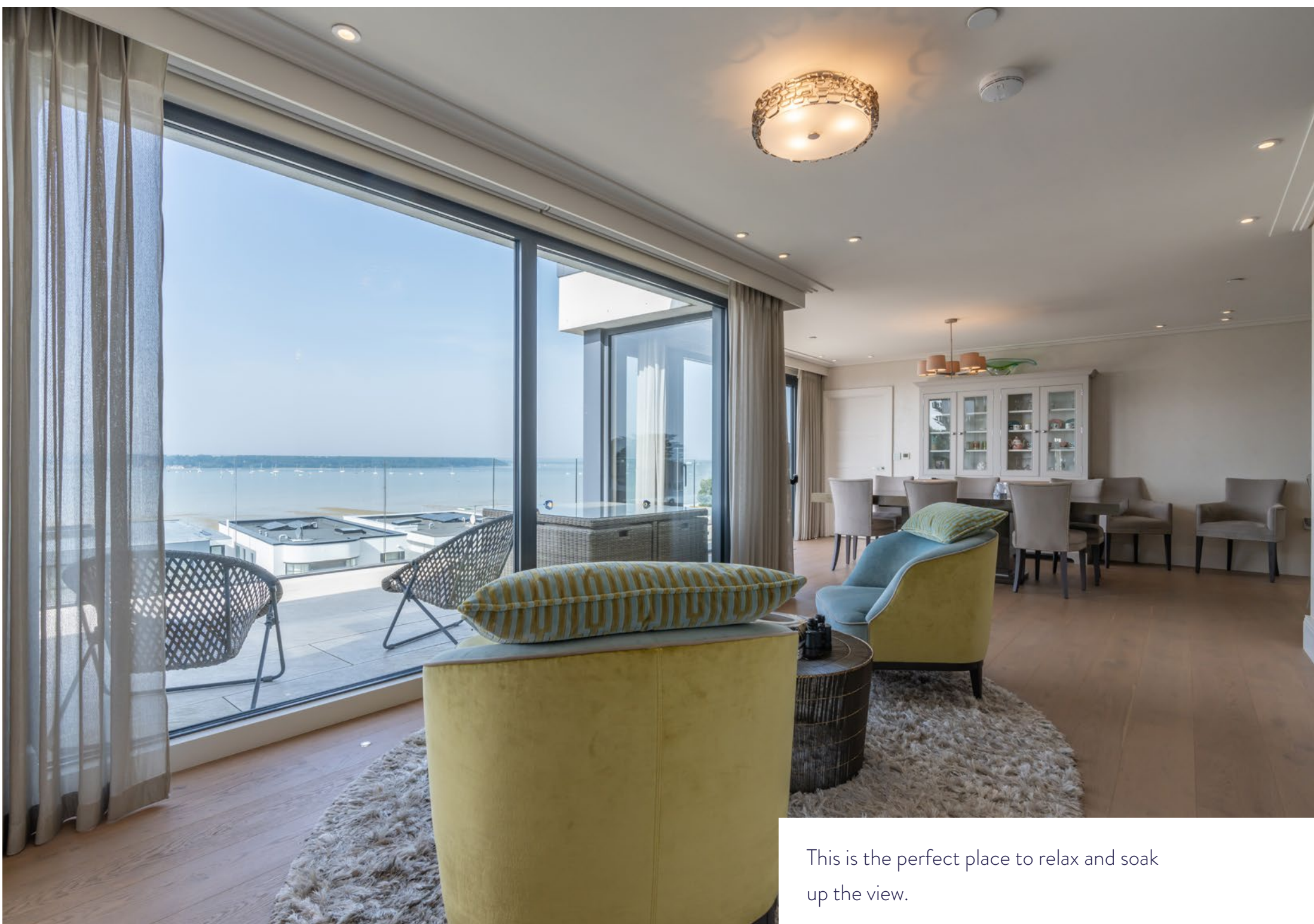
The entire apartment has been exquisitely interior designed.



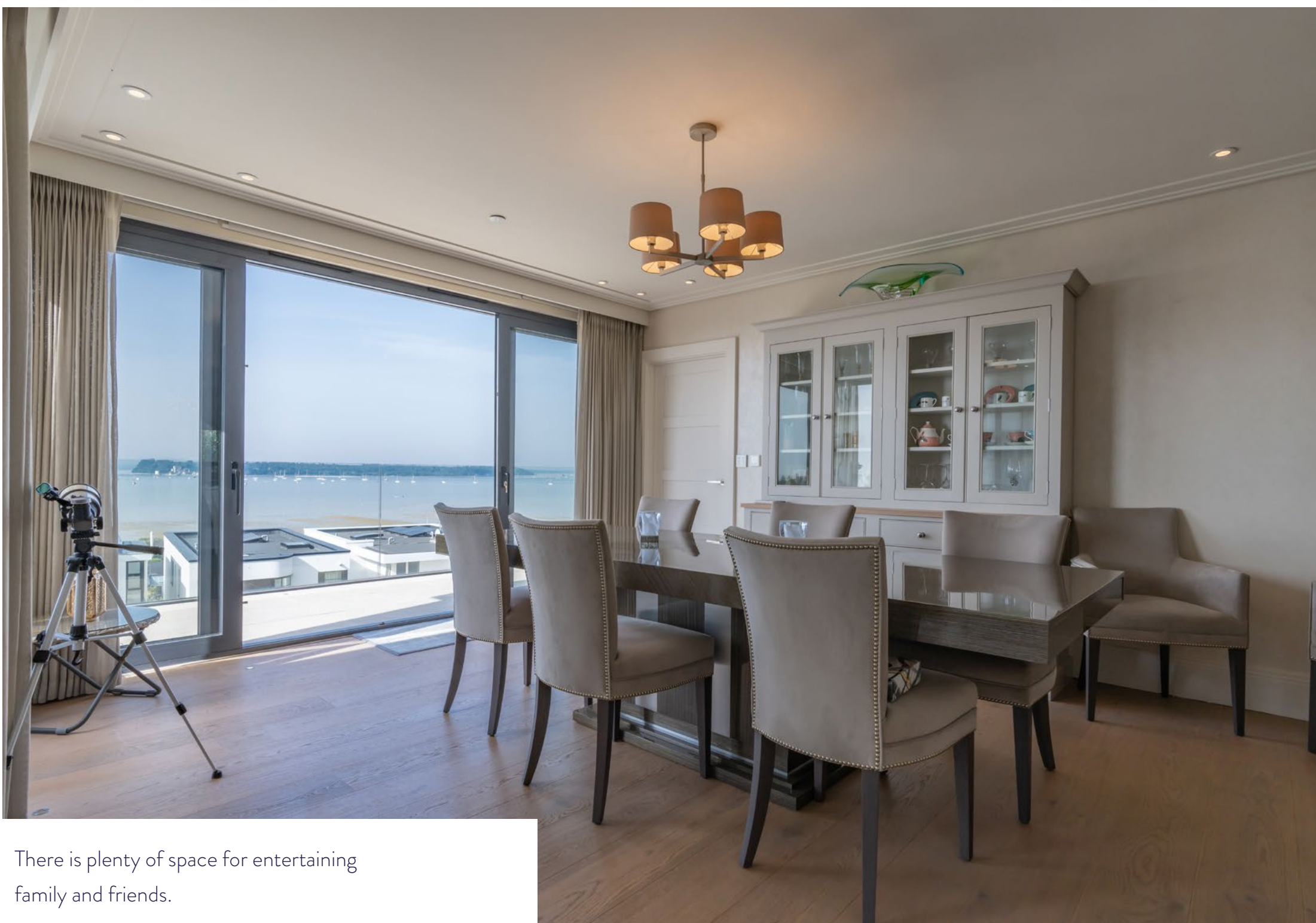
All principal rooms offer the perfect vantage point over the incredible views.



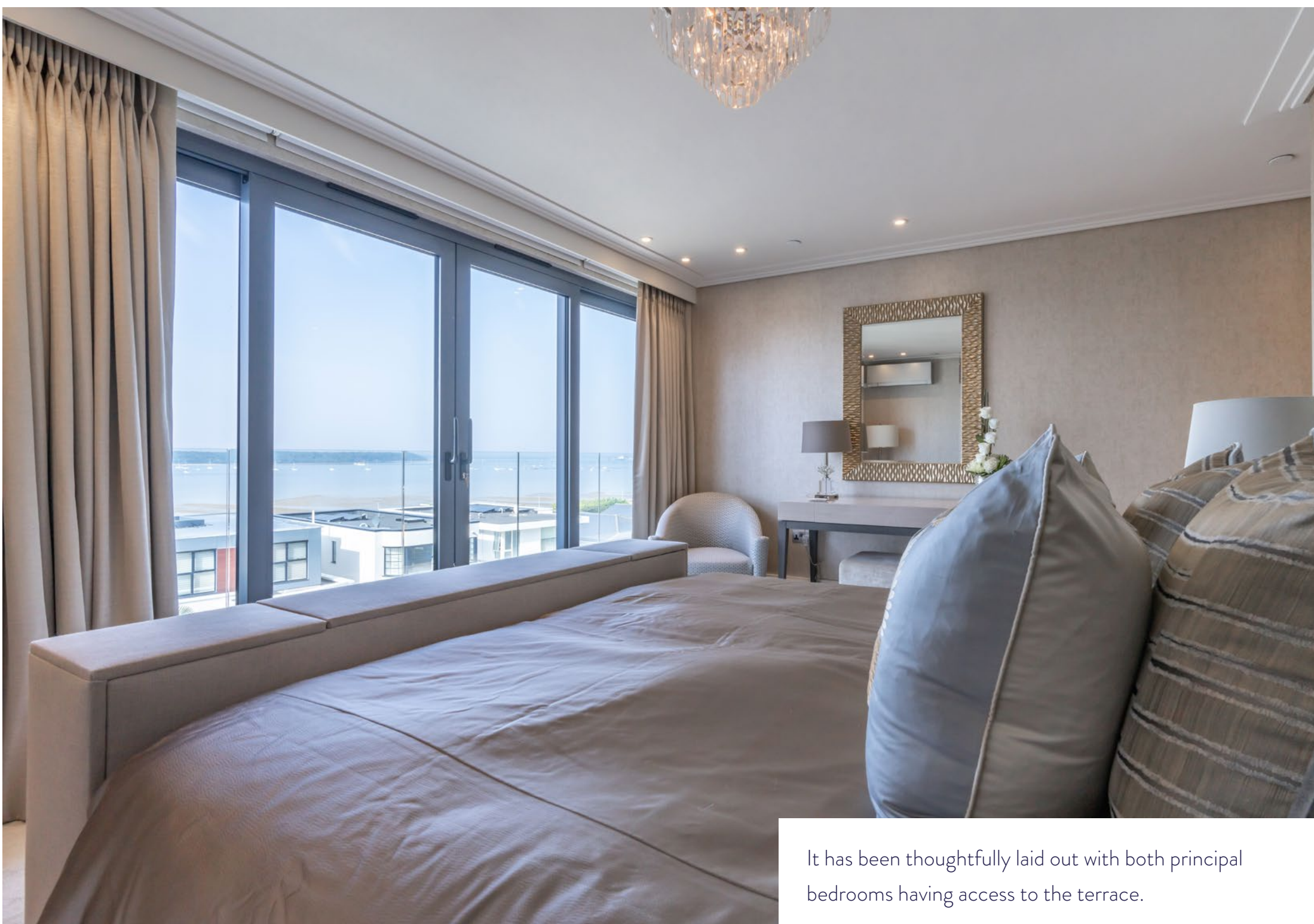
The hand painted kitchen features a centre island with breakfast bar.



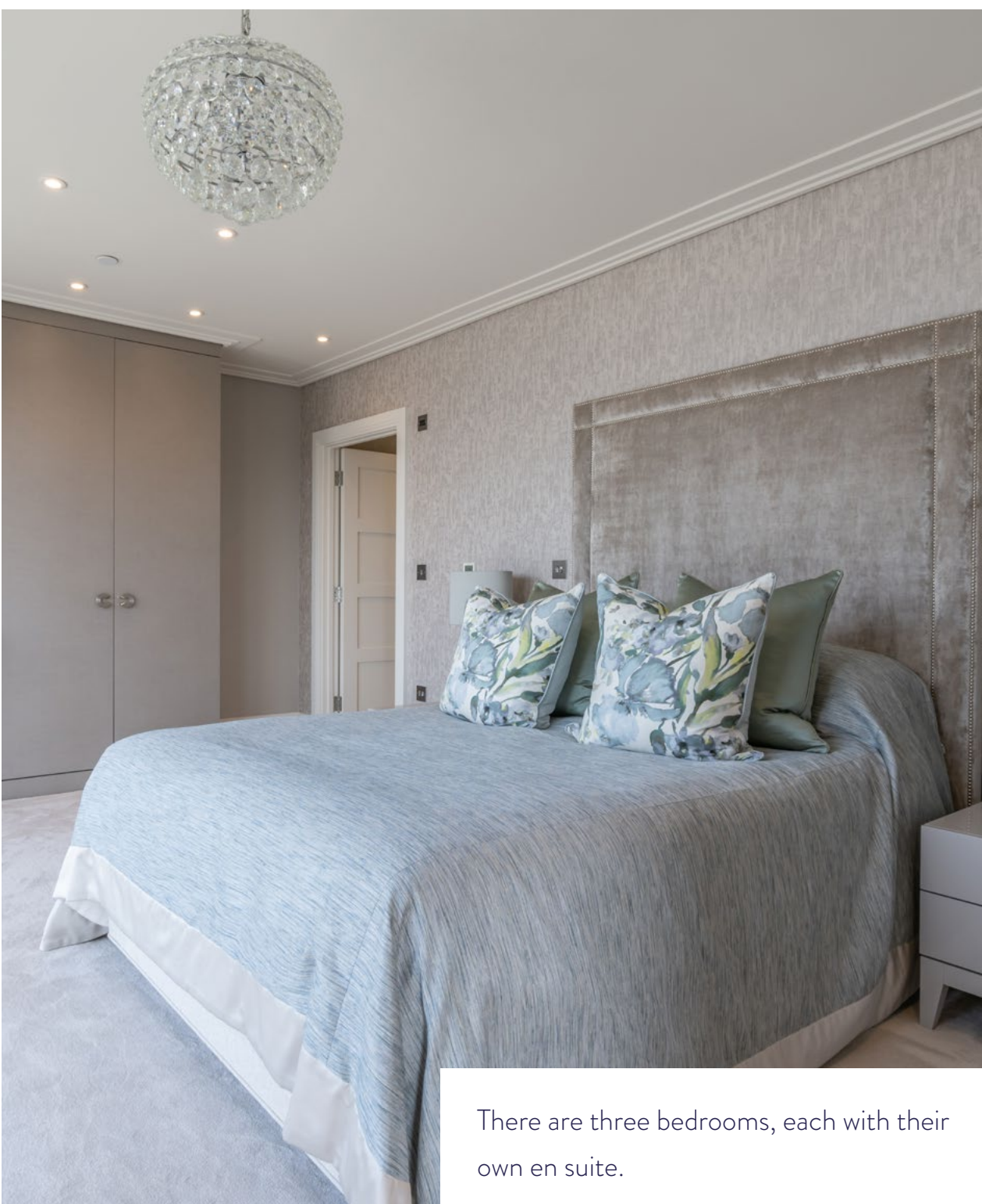
This is the perfect place to relax and soak up the view.



There is plenty of space for entertaining family and friends.



It has been thoughtfully laid out with both principal bedrooms having access to the terrace.

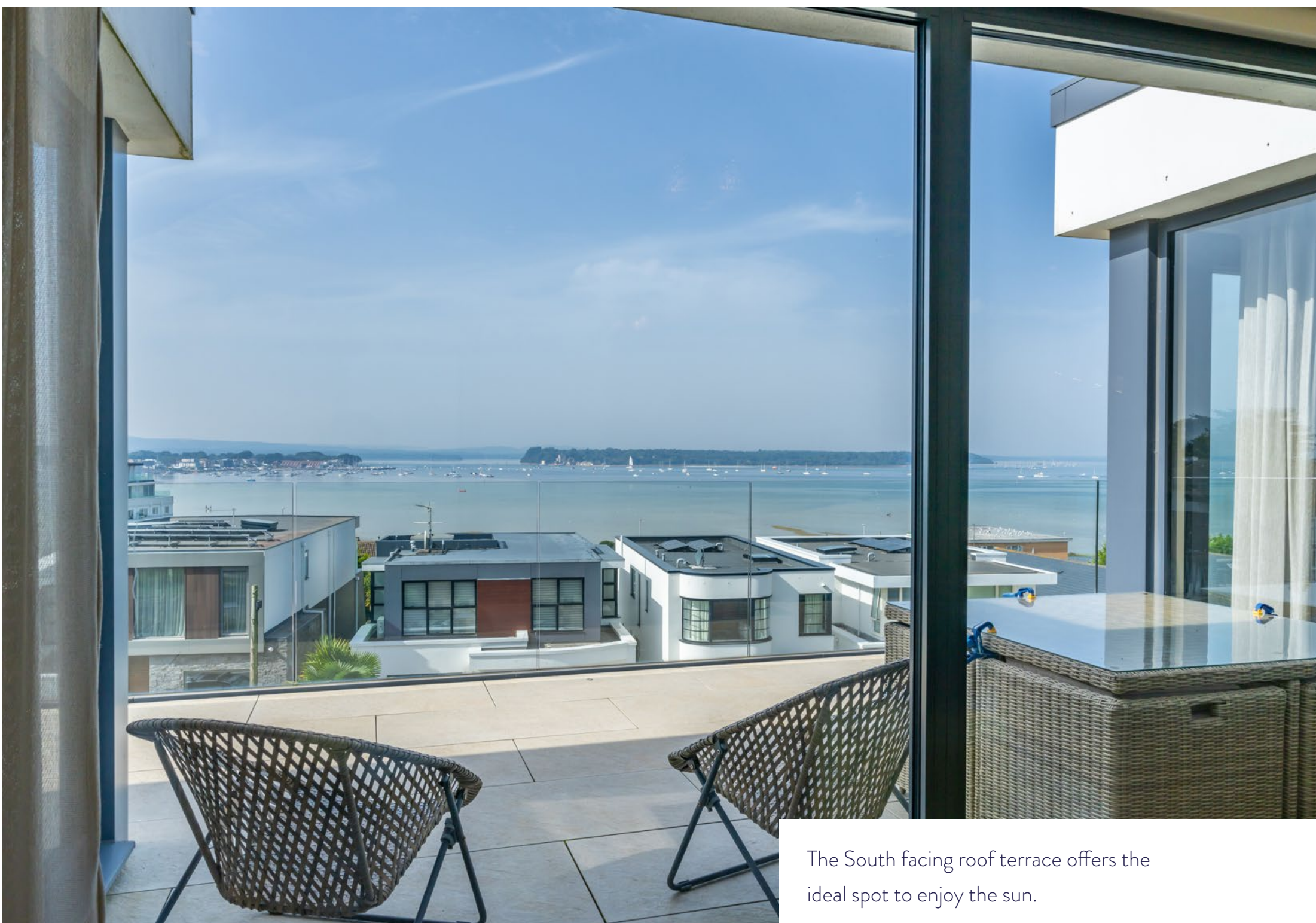


There are three bedrooms, each with their own en suite.



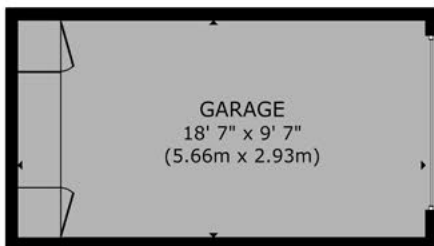
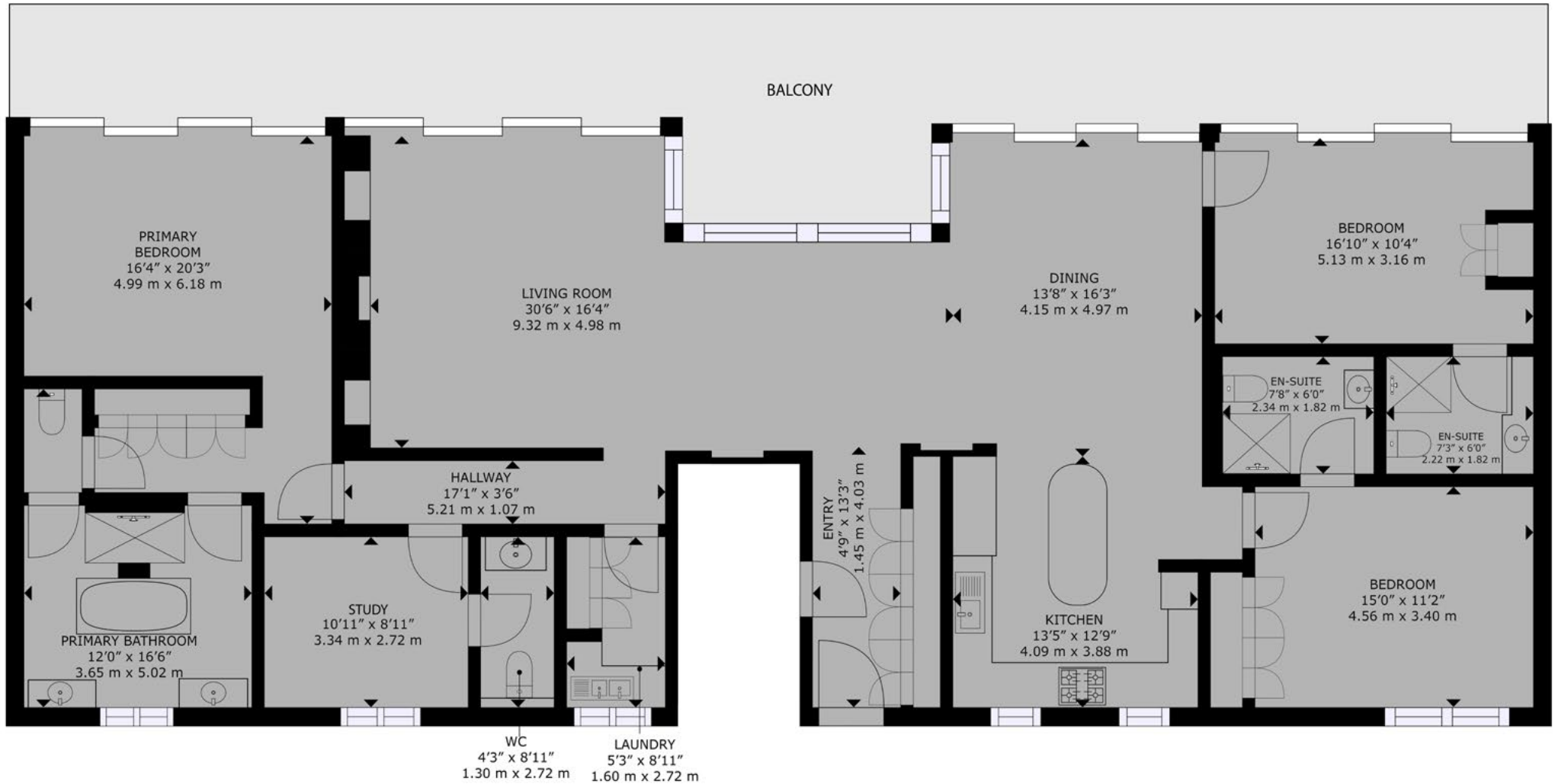


In addition to the bedrooms there is a stylish study / media room.



The South facing roof terrace offers the ideal spot to enjoy the sun.

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GARAGE (in underground car park)
* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA
APARTMENT: 2,263 sq. ft, 210 m²
GARAGE: 178 sq. ft, 16 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Wykeham Lodge reads as a new block but in fact it was remodelled by the residents in recent years and at the same time this penthouse was newly constructed, forming a new top floor on the west side of the building. It occupies a wonderful location with amazing harbour views and a short cut to the beach at Sandbanks (via a public footpath) is literally on the other side of the road.

The accommodation extends to just over 2,250 square feet with a very wide and impressive frontage facing the harbour and it boasts an exceptional private sun terrace to match. It has been interior designed throughout to an exceptional standard and the overall effect is simply stunning. The sitting areas are open plan with the dining area connecting to the beautiful hand painted kitchen complete with centre island and breakfast bar.

There is a total of three bedrooms, each with sumptuous en suite facilities and each being generous doubles. Bedroom one boasts a walk through dressing room and naturally the en suite bathroom is the largest of the three with twin hand basins and a feature shower. The high end specification includes under floor heating and programmable lighting and the communal lift accesses all floors.

Outside there is a surface parking space, and an oversize garage in the underground car park has an additional casual space in front. If you are looking for an exceptional penthouse with an exceptional view then look no further!

- Exceptional views of Poole Harbour
- Good access to nearby beaches
- Extra large private sun terrace
- Recently constructed
- Completely interior designed
- Luxury appointments throughout
- 3/4 bedrooms, 3 bathrooms
- Study or potential media room
- Garage and parking spaces
- No forward chain

Guide Price: £2,950,000

Tenure: Freehold

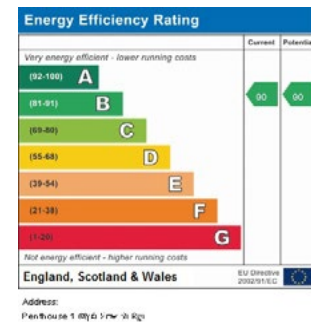
Stamp Duty: Main Home £265,250*
Additional Home £353,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

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

EPC:



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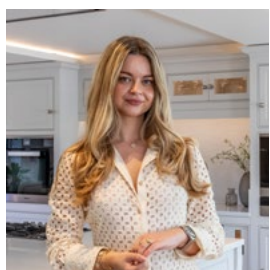
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Property ref: 0883



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.