



Panorama House

25 Sandbourne Road, Alum Chine, Bournemouth, Dorset, BH4 8JH



£4,250,000

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:

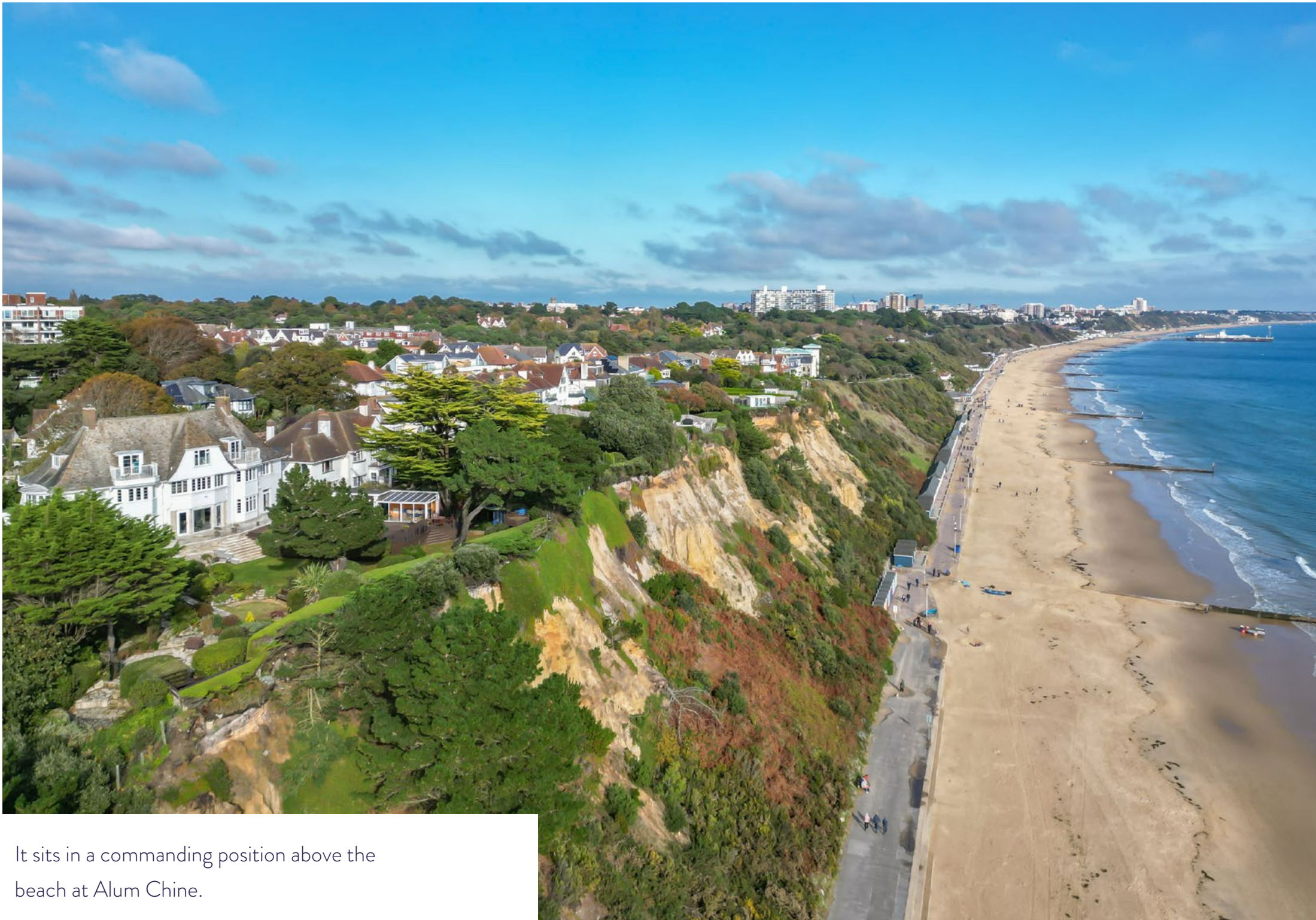
PANORAMA HOUSE

A L U M I N I C H I N E

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



It sits in a commanding position above the beach at Alum Chine.



The grounds are beautifully manicured and enjoy panoramic views.



It is flooded with natural light and packed with character.



Whilst it is traditional in style, there are a number of contemporary features.





There are numerous reception spaces making it perfect for entertaining.



It manages to seamlessly blend traditional and modern.

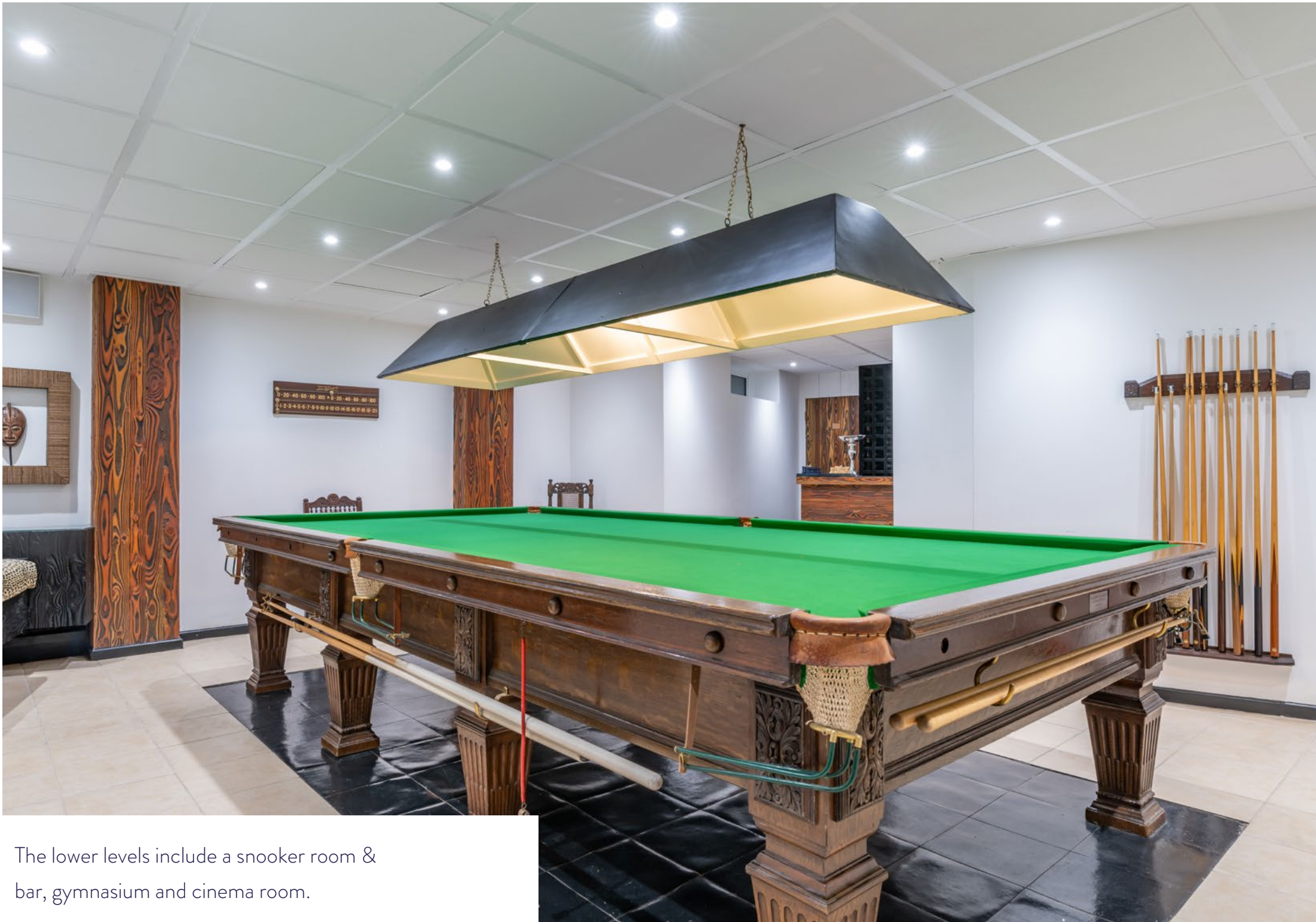


The principal suite includes dressing and a luxurious en suite.





There are seven bedrooms and six bathrooms.



The lower levels include a snooker room & bar, gymnasium and cinema room.



The views over the beach can be enjoyed from numerous vantage points.



The outside space is perfect for al fresco living.

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Approximate Area = 498.8 sq m / 5369 sq ft

Basement = 180 sq m / 1937 sq ft

Outbuilding = 56 sq m / 603 sq ft

Total = 734.8 sq m / 7909 sq ft

External Area = 16.8 sq m / 191 sq ft



Summary

The term “Landmark Property” is often used but seldomly is it more apt than here at Panorama House. Tucked away at the end of Sandbourne Road it literally turns the corner of the clifftop overlooking Alum Chine and the beaches below in a remarkable location and one which benefits from a unique viewpoint. It is worth mentioning that one boundary abuts the chine itself meaning the view is unspoiled. Sandbourne Road is the only section of the cliff top where houses have direct cliff access without a road in between. Panorama House has been home to the rich and famous and its guest list includes some illustrious names from the past.

It was constructed in the pre-war era to what was clearly great expense and it changed hands over the preceding years until the current owners acquired it in 2006. They spent a fortune updating and reinventing the house to suit their own needs. The result is a quirky and clearly cherished family home by the sea with a huge amount of character and lots of up to date features.

The built form of the main dwelling extends to over 7,000 square feet including the basement where there is a snooker / games room and a media room in addition to storage and utility areas. On the upper floors there is a total of seven bedrooms and six bathrooms. The children’s bedrooms on the very top floor have very charming hideaway mezzanines which were no doubt very popular with younger members of the family. On the ground floor there is a spectacular reception hall, choice of receptions, a kitchen / diner as well as a gymnasium and in addition to the beautiful decorative finishes everywhere the specification even includes Lutron lighting and Control4 automation.

The grounds take this home to another level and include various viewpoints overlooking the beach below in addition to manicured lawns and landscaped areas on different levels and a huge decked terrace over the site of an outdoor swimming pool, which has the potential to be reinstated. There are numerous outbuildings reflecting the potential to enjoy the benefits of such a spectacular location. Panorama House is a one-off in the truest sense and no doubt new owners will take the opportunity to add their own mark in addition to those who have already enjoyed living here before them.

- A landmark house
- Superb sea views
- Wonderful grounds
- Nearly 8,000 square feet of built form
- Seven bedrooms, six bathrooms
- Choice of reception rooms
- Fortunes spent by current owners
- Games room, media room, gym steam room & sauna
- Beautiful reception hall
- No forward chain

Guide Price:	£4,250,000
Tenure:	Freehold
Stamp Duty:	Main Home £421,250* Additional Home £548,750* (*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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Property ref: 0895



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.