



108 Panorama Road

Sandbanks, Poole, Dorset, BH13 7RG

£8,995,000

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:



108 PANORAMA ROAD

SANDBANKS

01202 007373

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

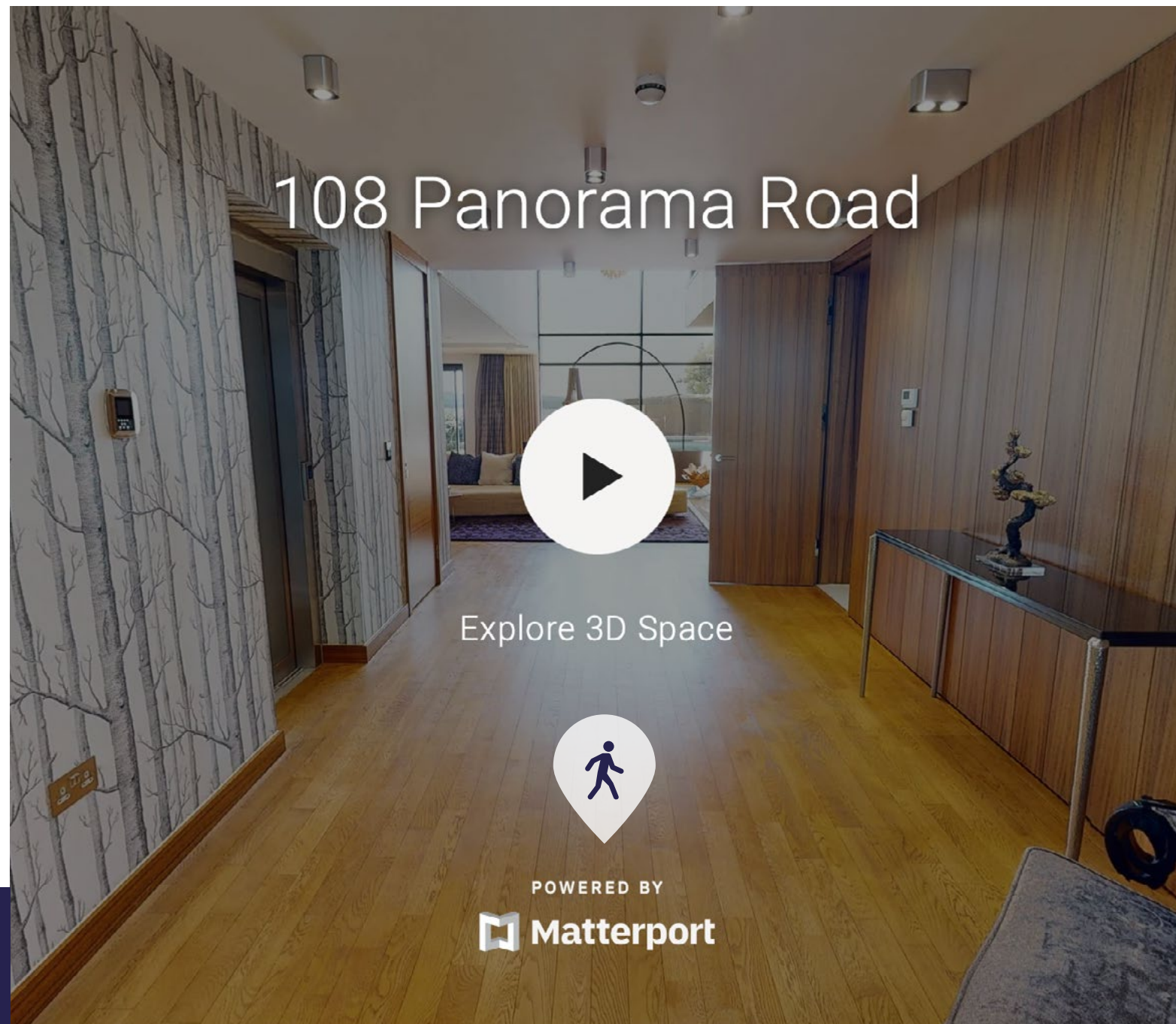
Can't wait to view in person?

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.

01202 007373

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



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



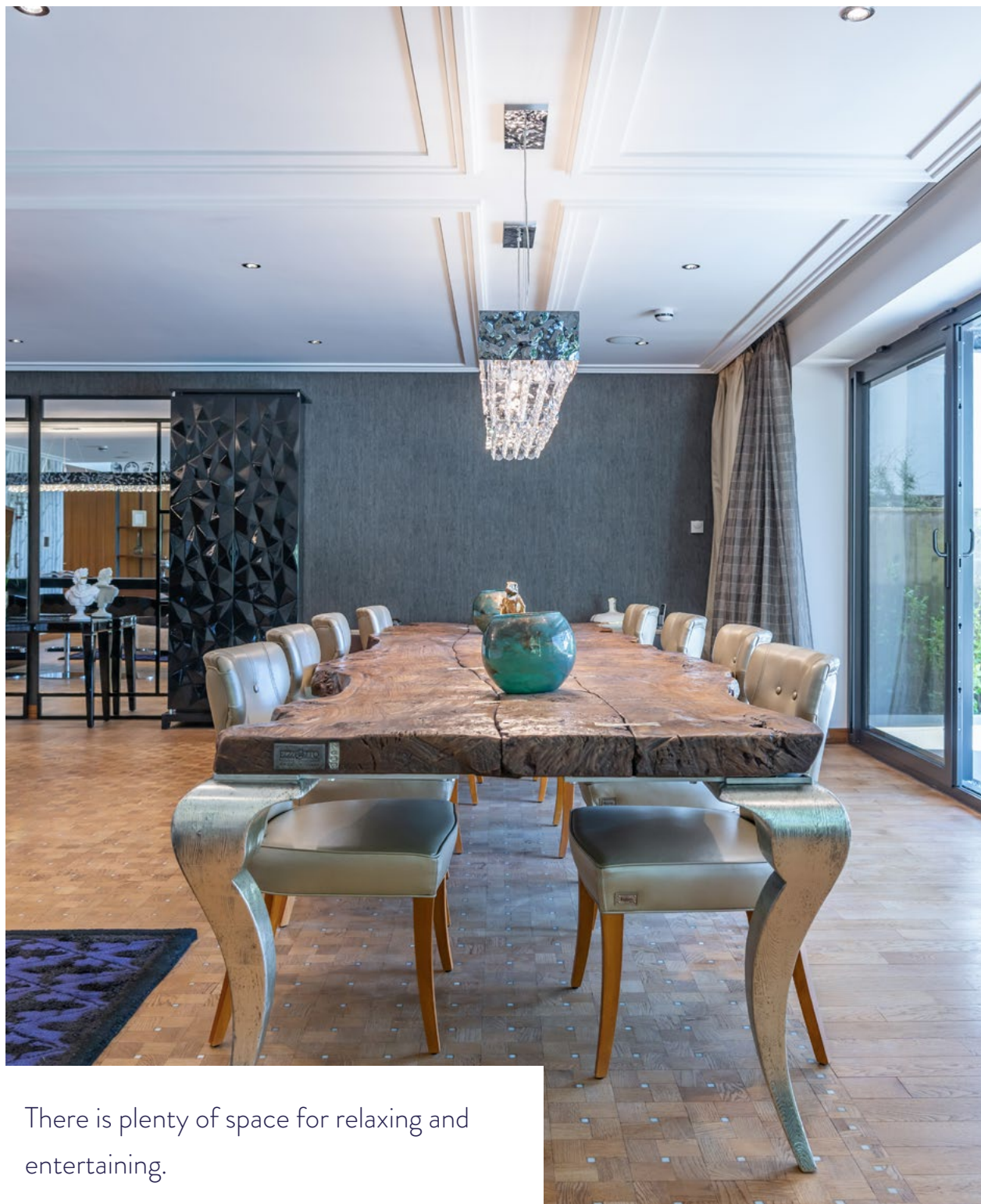


The open plan space has the most incredible views.



This is opulent living on a truly grand scale.



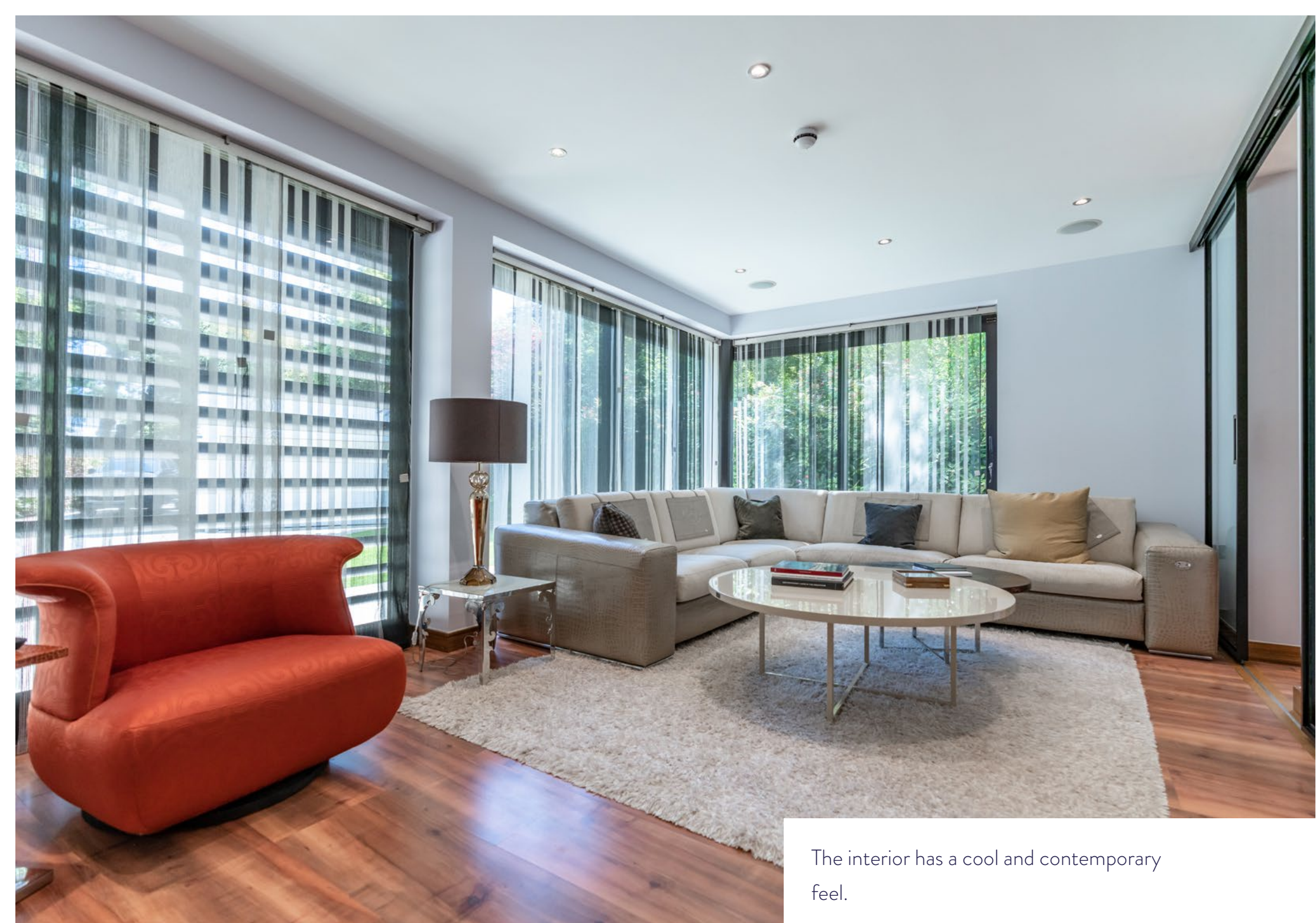


There is plenty of space for relaxing and entertaining.



The striking design has been well thought through to maximise the views.





The interior has a cool and contemporary feel.



Imagine waking up to this....



The master suite on the top floor has the most commanding views.







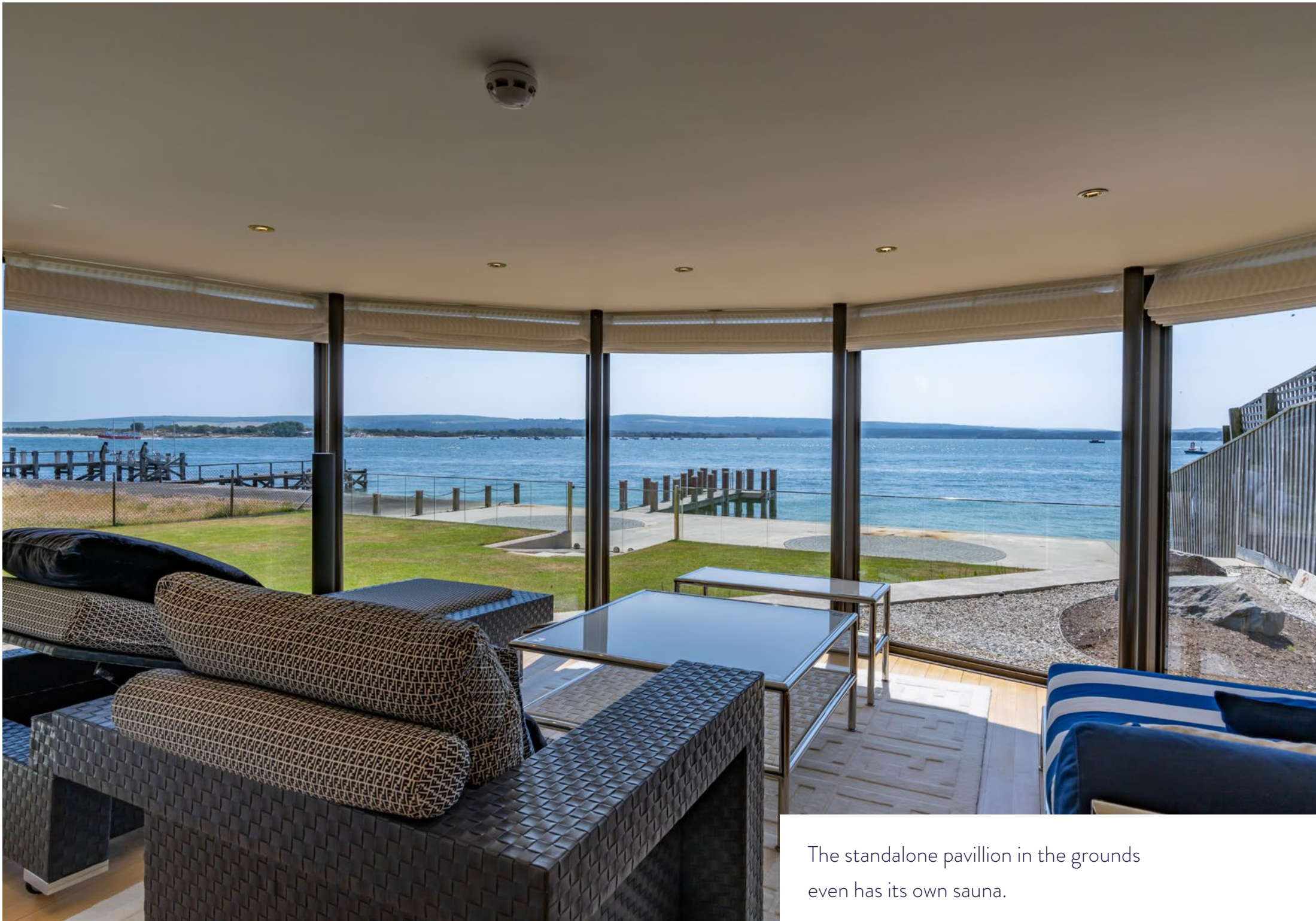


Relax and enjoy the views from your very own swimming pool.



It has an amazing connection to the waters of Poole Harbour.





The standalone pavillion in the grounds even has its own sauna.



It sits in a wonderful spot on the end of the world famous Sandbanks Peninsula.

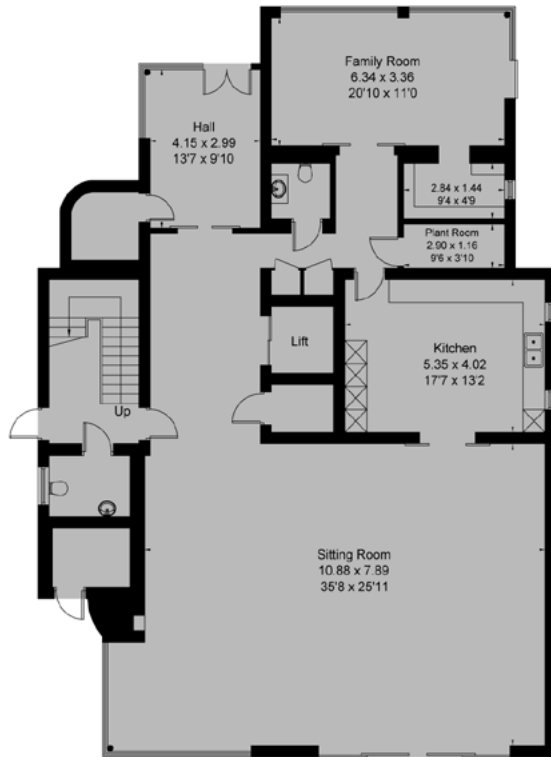
Floorplan

108 Panorama Road, BH13 7RG

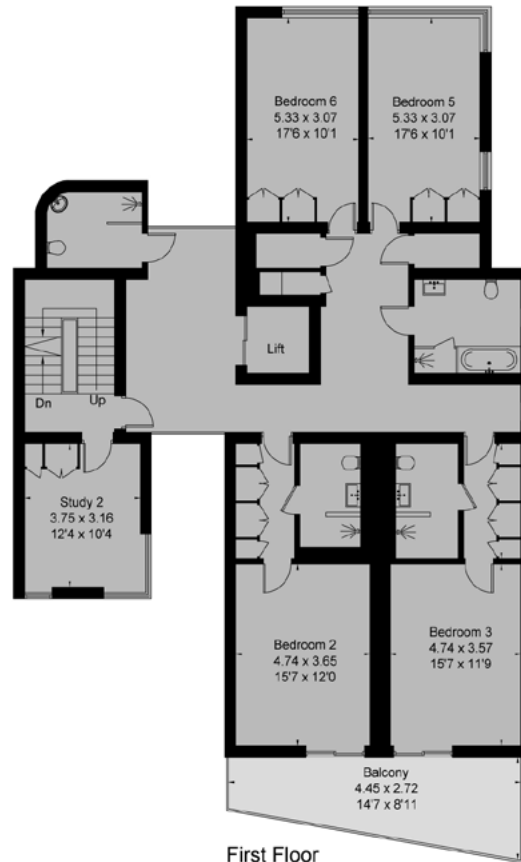
Approximate Area = 547.9 sq m / 5897 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)

Outbuildings = 99.2 sq m / 1068 sq ft

Total = 647.1 sq m / 6965 sq ft



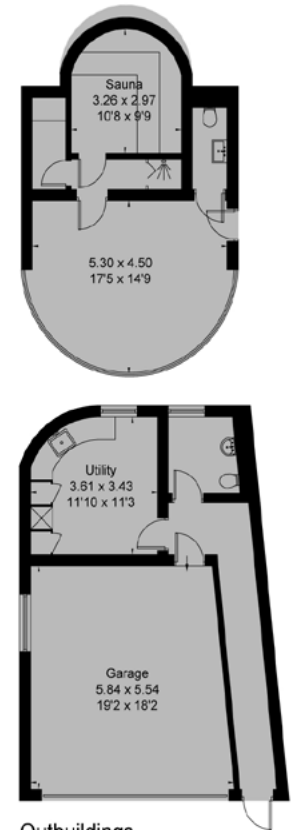
Ground Floor



First Floor



Second Floor



Outbuildings
(Not Shown In Actual Location / Orientation)

Summary

Waterfront homes on this, arguably the most prestigious part of Sandbanks, are especially rare and contemporary ones even more so. The views across this particular stretch of water are beautiful by any standards with the Purbeck Hills in the distance. Brownsea Castle and Brownsea Island are surprisingly nearby when viewed from the end of the garden.

The grounds offer a great deal of privacy - a rare commodity in this location - tucked away from prying eyes behind electric gates and the main dwelling is a polite distance from the water's edge meaning passing boats and yachts are on view to the homeowner but not necessarily vice versa.

The total built form extends to nearly 7,000 square feet including the detached garage and garden pavilion complete with sauna. The house comprises six bedrooms, five bathrooms, a home office, additional study, a 35' sitting room, kitchen diner and separate family room and the top floor could be arranged as a highly luxurious suite with access to a wraparound terrace. Other luxuries include programmable lighting, home automation, a lift to all floors and of course under floor gas fired central heating.

The grounds are perfect for sun worshippers with a large private sun terrace and an outdoor swimming pool. This is one of the rare plots on Sandbanks where it is possible to land a small helicopter, although intending purchasers are advised to make their own enquiries in this respect.

- Prime Sandbanks location
- Beautiful waterfront views
- Six bedrooms, five bathrooms
- 35' sitting room
- Two home offices
- Lift to all floors
- Programmable lighting
- Southwest facing garden
- Outdoor swimming pool
- No forward chain

Guide Price: £8,995,000

Tenure: Freehold

Stamp Duty: Main Home £990,650*
Additional Home £1,260,500*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

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

EPC:

01202 007373

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



LUXURY &
PRESTIGE
Exclusive Properties



Steve Isaacs

07970 878106

steve@luxuryandprestige.co.uk



Harriet Towing

07809 908718

harriet@luxuryandprestige.co.uk



Asia Robertson

01202 007373

asia@luxuryandprestige.co.uk



Ryan Horan

07512 196688

ryan@luxuryandprestige.co.uk



David Chissell

07795 835647

david@luxuryandprestige.co.uk



Adrianna Cierieszko

01202 007373

adrianna@luxuryandprestige.co.uk



Joanna Miller

07902 340687

jo@luxuryandprestige.co.uk



Jo Bound

01202 007373

jbound@luxuryandprestige.co.uk

Get in touch

In person: We are located at
28A Haven Road,
Canford Cliffs,
Poole, BH13 7LP.
We would love to see you
for a cup of tea or coffee.

By phone: 01202 007373

By email: info@luxuryandprestige.co.uk

Property ref: 0691



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.