



Tides View

47 Chaddesley Glen, Sandbanks, Poole, Dorset, BH13 7PB



£2,650,000

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:

47 CHADDESLEY GLEN

SANDBANKS

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www.luxuryandprestige.co.uk

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

Interactive 3D Tour

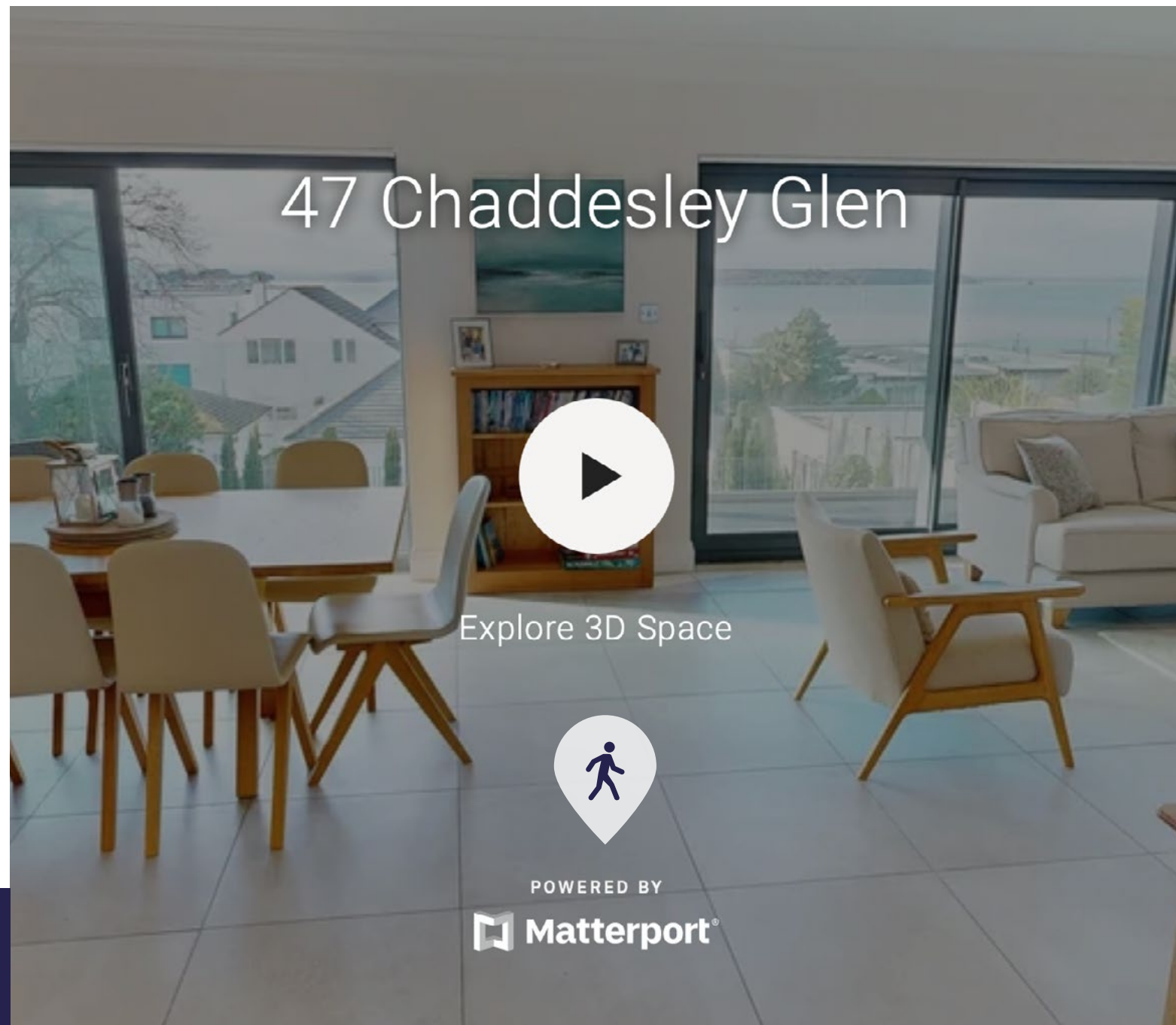
Can't wait to view in person?

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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The rear elevation is South facing, as is the level garden.

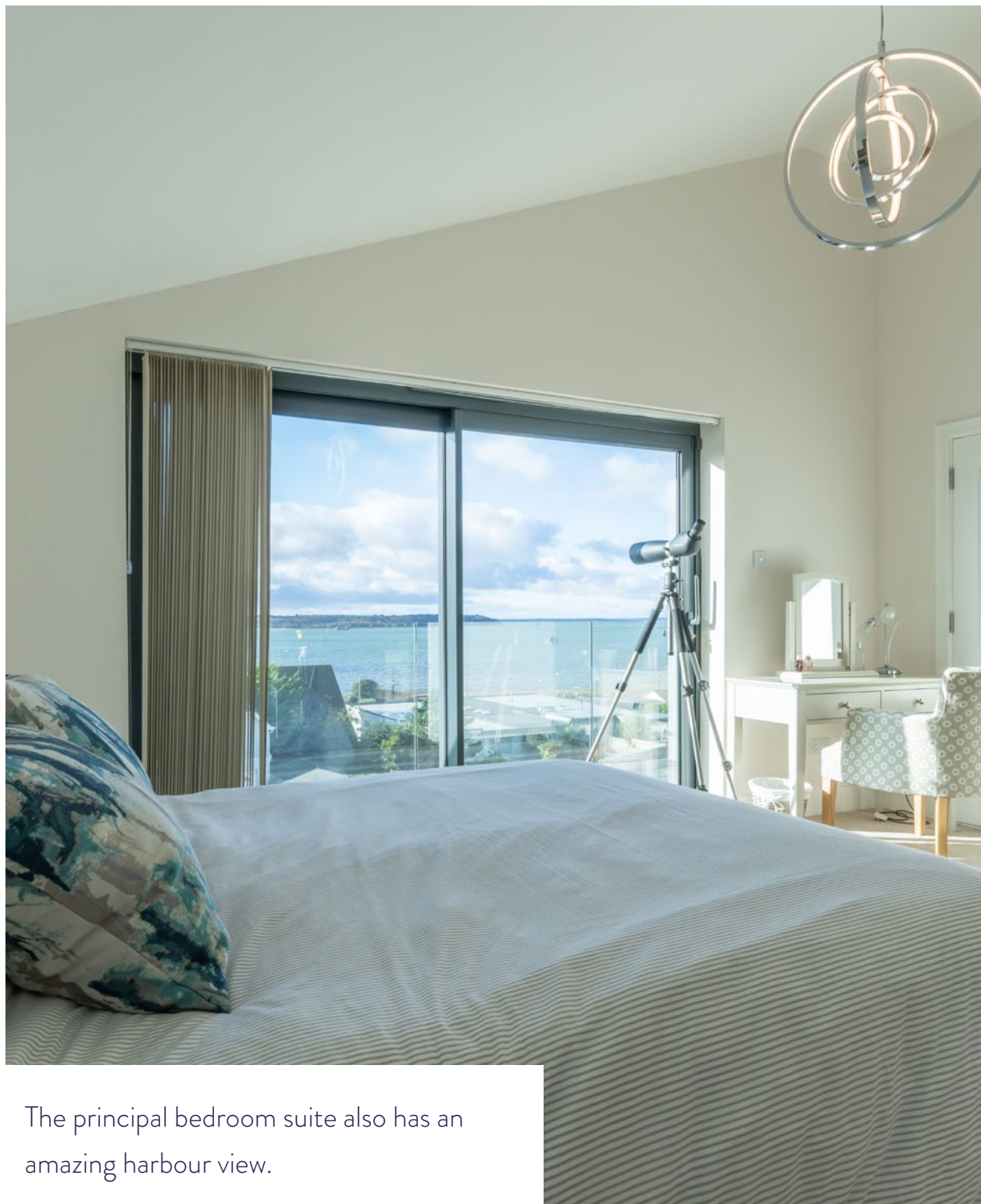


The open plan living space enjoys a fabulous view of the harbour.

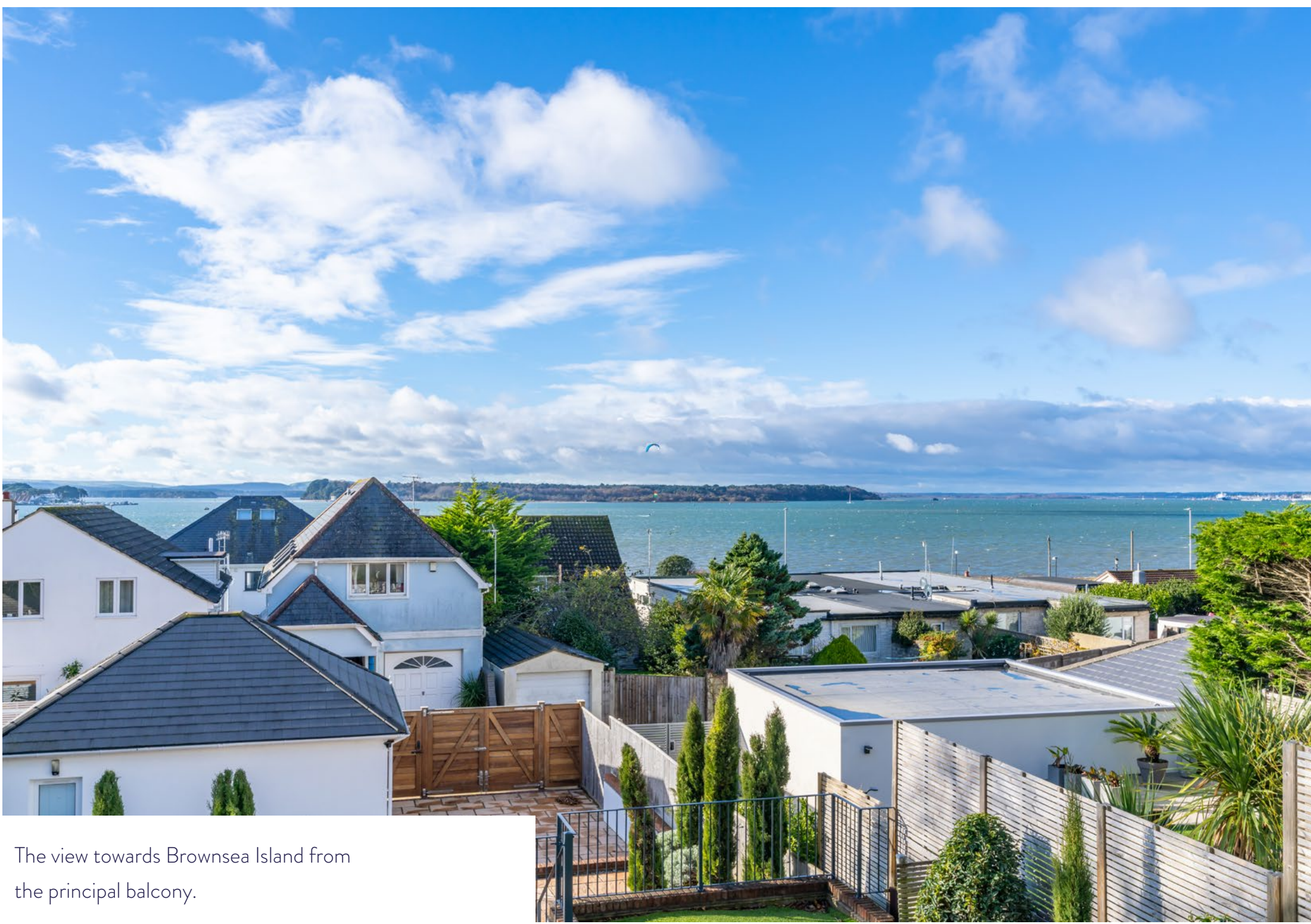


The main family area is zoned for kitchen, dining and relaxed living.





The principal bedroom suite also has an amazing harbour view.

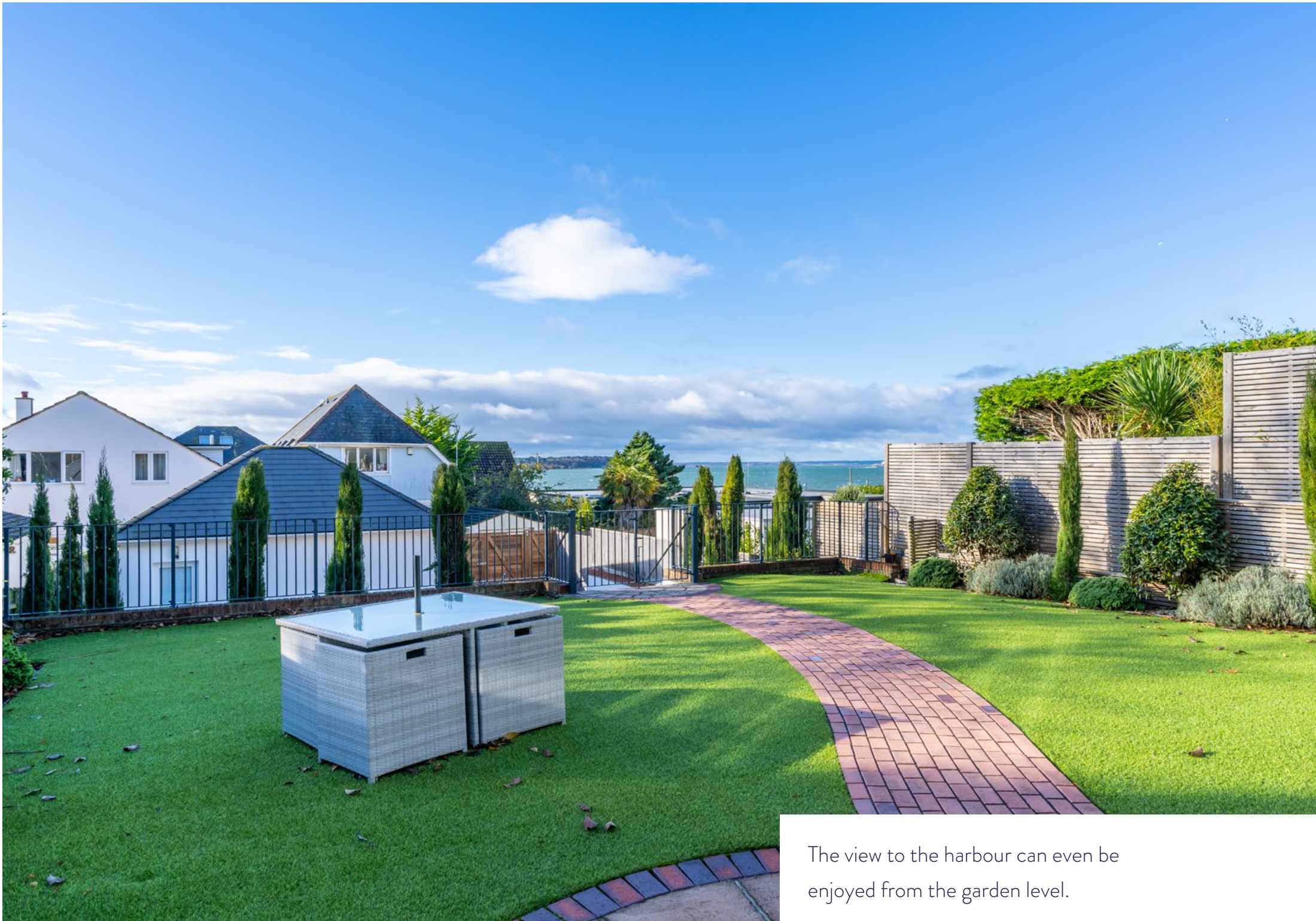


The view towards Brownsea Island from the principal balcony.



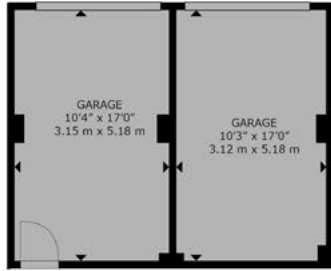
There is a total of five bedrooms and four bathrooms.





The view to the harbour can even be enjoyed from the garden level.

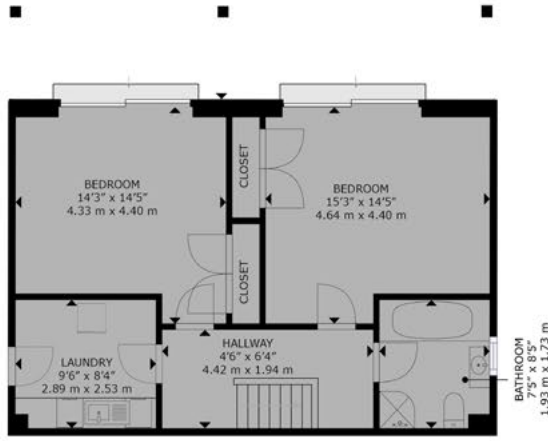
Floorplan



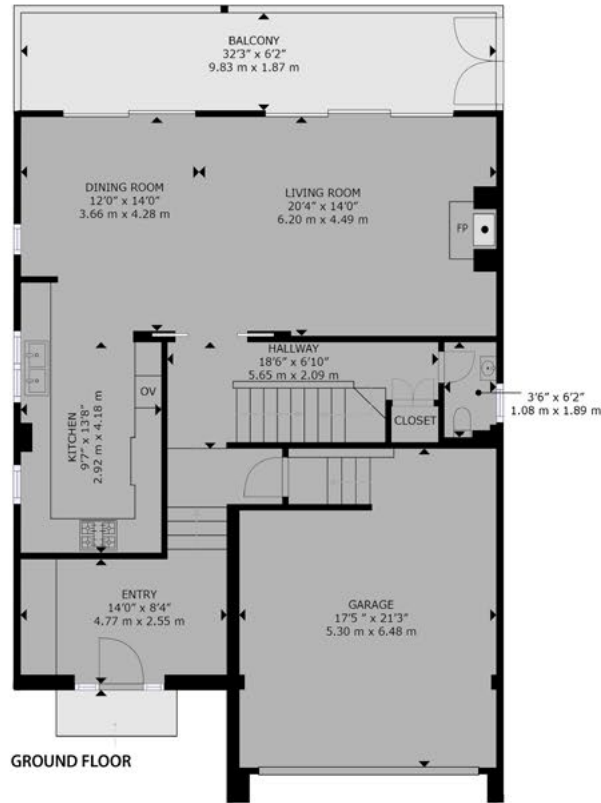
DETACHED GARAGE*

* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

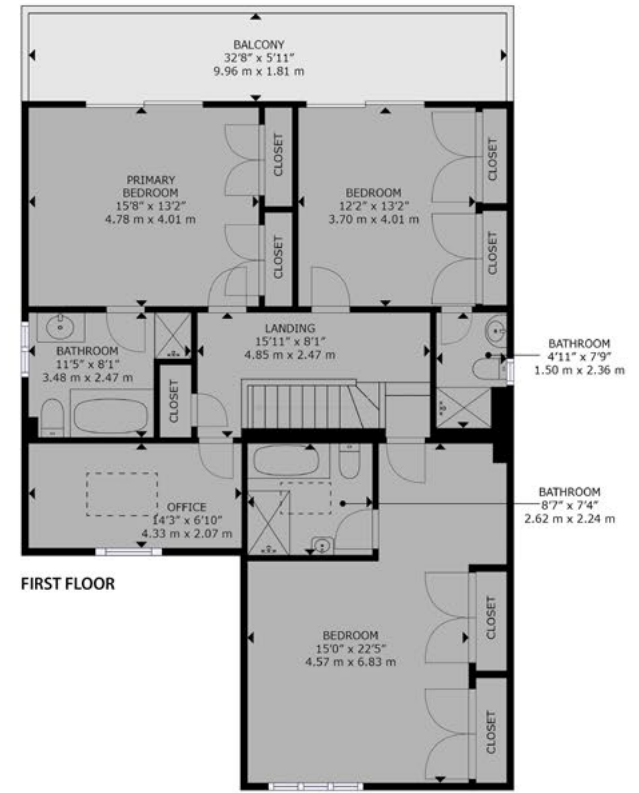
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 676 sq. ft, 63 m², GROUND FLOOR: 922 sq. ft, 86 m²
 FIRST FLOOR: 1,136 sq. ft, 105 m², GARAGES (INTEGRAL & DETACHED): 694 sq. ft, 64 m²
OVERALL TOTAL: 3,428 sq. ft, 318 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Rare to the market and in an especially good location in one of the area's most sought after roads known as Chaddesley Glen. At one end of the street there is a public footpath and shortcut to the beach whilst at the other end the shores of Poole Harbour are just a stone's throw away.

Not all of the houses in the road have a great view but this benefits from a wonderful outlook across the harbour and thanks to an additional double garage at the bottom of the garden (accessed via a private drive connected to Shore Road) it's an ideal home for anyone with a selection of cars, mountain bikes or paddle boards.

The house was remodelled by the current owners at huge expense and the resulting accommodation extends to just under 3,500 square feet including garages and comprises up to five double bedrooms, four bathrooms, open plan living and a choice of private sun balconies. This could easily be a main or second home for a large family or for people who like to entertain, especially given the large amount of garaging on offer as well as gated parking for up to 5 cars. This has much to offer and it is simply perfect for anyone making a move to be the near the beach.

- Convenient for the beach
- Great access to the harbour
- Wonderful harbour views
- Fortunes spent on remodelling
- Totals 3,428 square feet
- Versatile accommodation
- Up to five double bedrooms, four bathrooms
- Gated parking for up to 5 cars and 3 separate garages
- Great garden
- No forward chain

Guide Price: £2,650,000

Tenure: Freehold

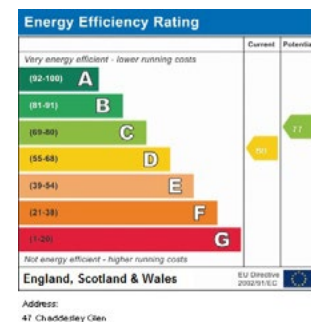
Stamp Duty: Main Home £229,250*
Additional Home £308,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

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

EPC:



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Property ref: 0908



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.