

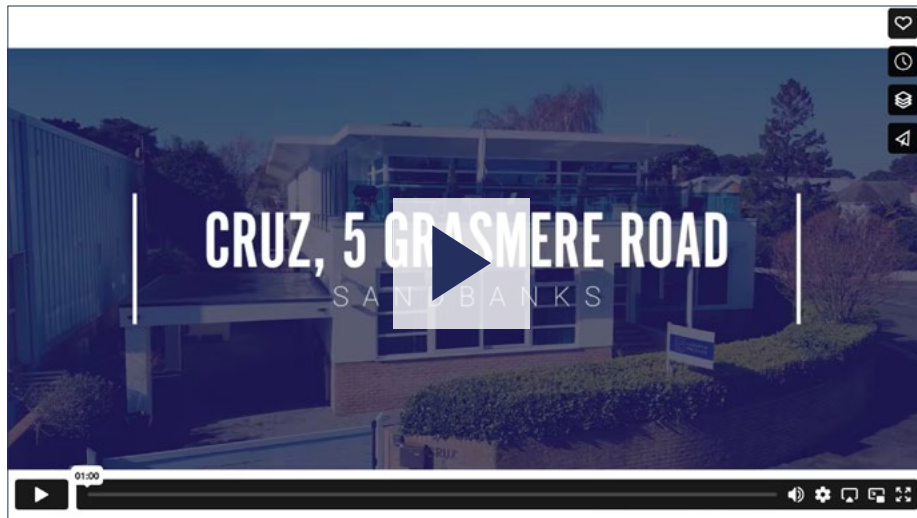


Cruz

5 Grasmere Road, Sandbanks, Poole, Dorset, BH13 7RH

Can't wait to view in person?

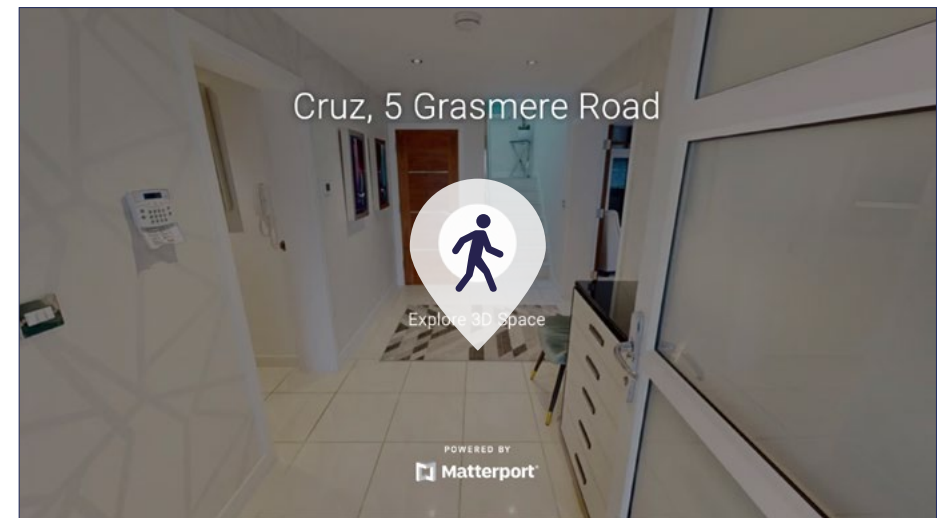
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above 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.

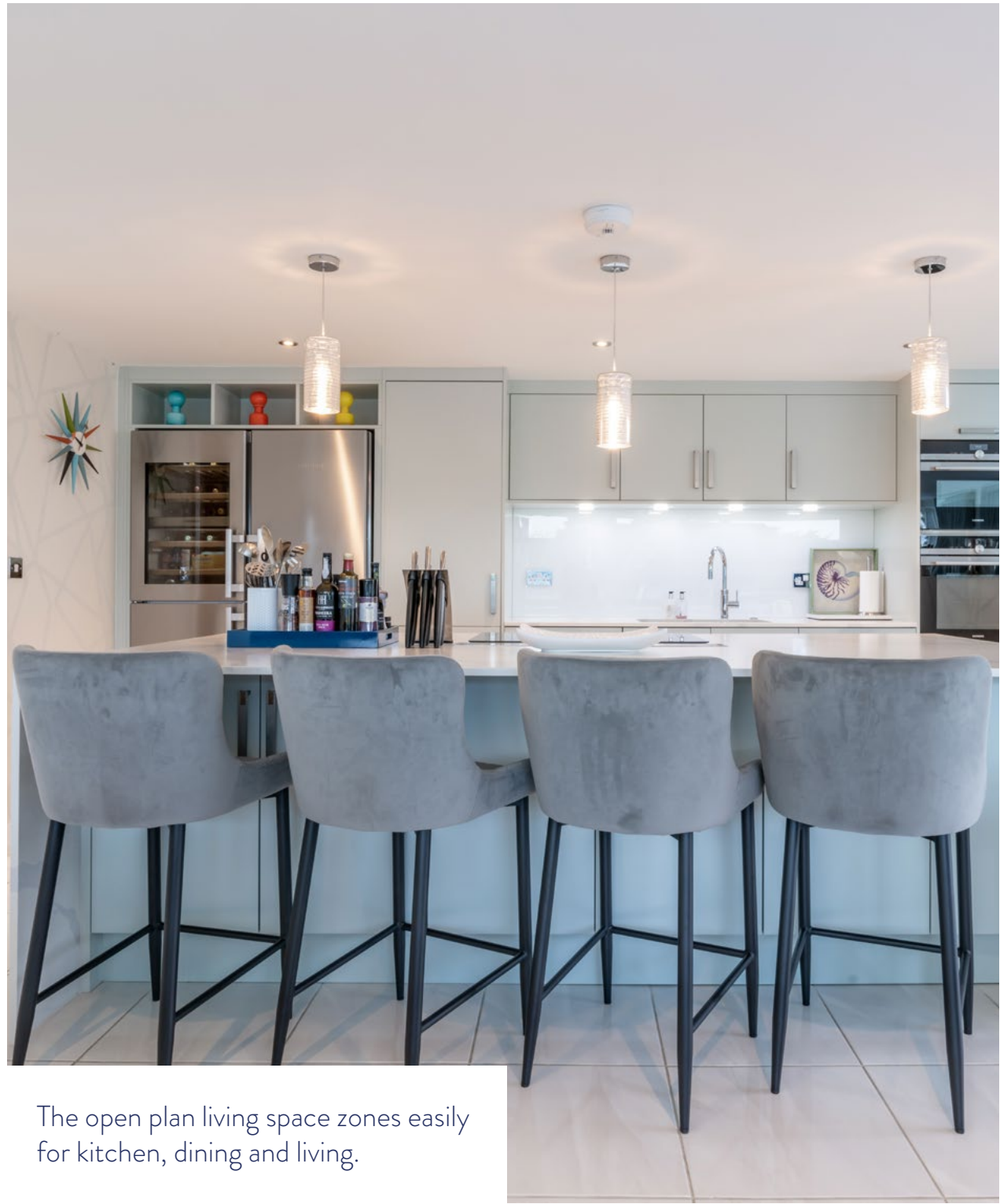
Matterport™



It sits in a quiet position in the heart of the Sandbanks Peninsula.



The open plan living space is flooded with natural light.



The open plan living space zones easily for kitchen, dining and living.



There is an additional reception room on the ground floor.

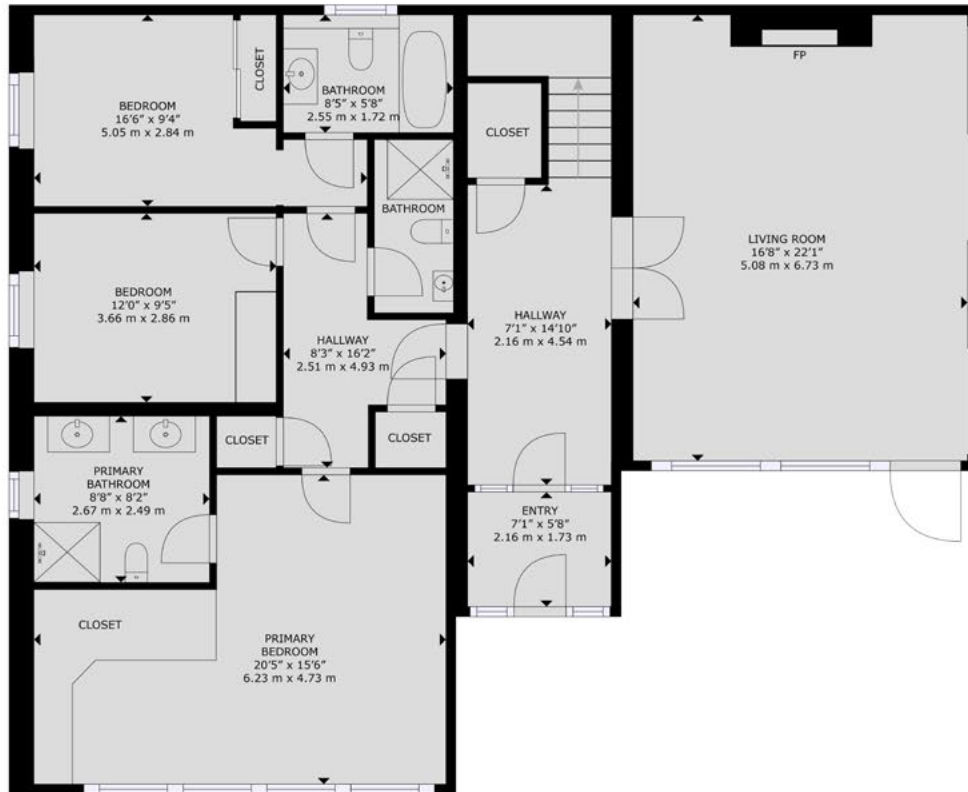


There are three bedrooms and three bathrooms.

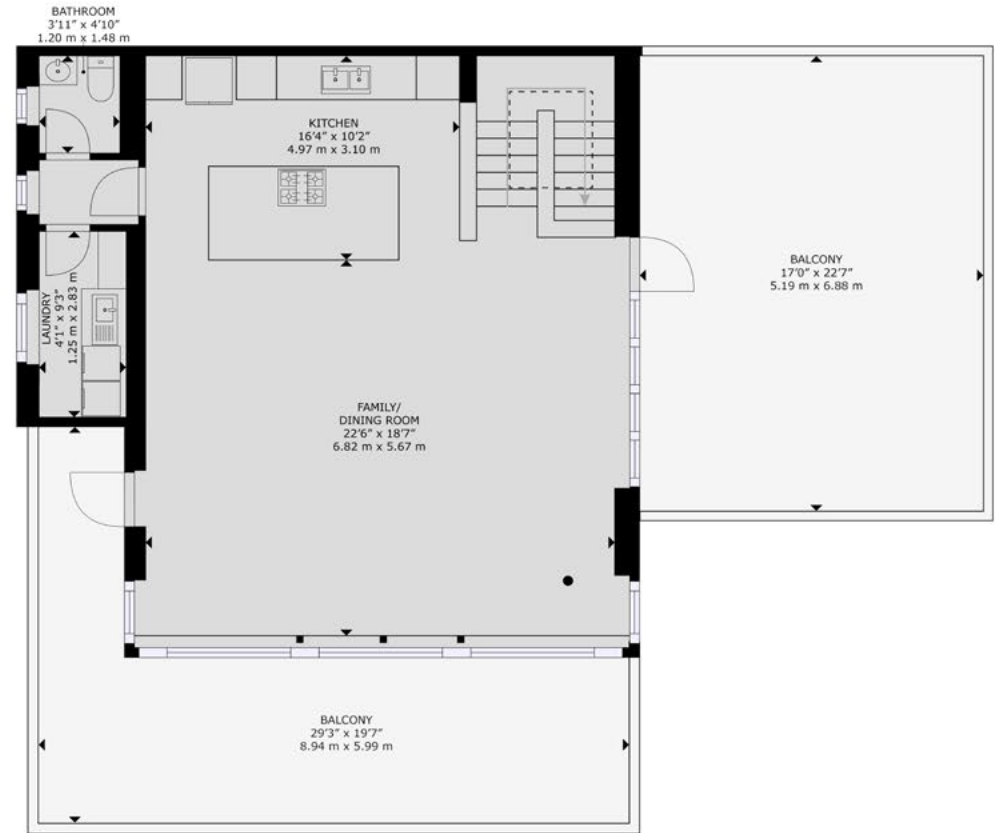


There is a choice of stunning sun terraces, perfect for alfresco living.

Cruz, 5 Grasmere Road, Sandbanks, Poole, BH13 7RH



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 1,415 sq. ft, 131 m², FIRST FLOOR: 785 sq. ft, 73 m²
TOTAL: 2,200 sq. ft, 204 m²
 (EXCLUDED AREAS - BALCONIES: 674 sq. ft, 63 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

Cruz is a striking contemporary home located on the inside of the Sandbanks Peninsula in a quiet but prominent corner position, just a short distance from Blue Flag beaches, yacht clubs and the ever-popular Rick Stein waterfront restaurant.

The house extends to 2,200 square feet and its two storey design is a rarity in an area where land is at such a premium. The decor is beautifully presented and it includes an upgraded luxury kitchen complete with centre island and breakfast bar, just one of many improvements made by the current owners. It forms part of an impressive open plan lifestyle room on the first floor which connects to two private sun terraces which are wonderful additional outdoor living spaces.

The three bedrooms are laid out on the ground floor, the largest of which is the principal suite with its dedicated dressing area and extra large en suite. There is a large and impressive sitting room immediately adjacent which could be suitable for a number of uses including an extra bedroom.

Outside there is a car port and additional off road parking, all enclosed by remote control gates making this an ideal prospect for anyone seeking a glamorous home which is easy to lock up and leave.

- Stunning design
- Laid out over just two floors
- Extends to 2,200 square feet
- Open plan lifestyle room
- Choice of two private sun terraces
- Additional sitting room / bedroom four
- Three main bedrooms, three bathrooms
- Beautiful decor
- Generous and secure parking
- No forward chain

Details

Guide Price: £1,750,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

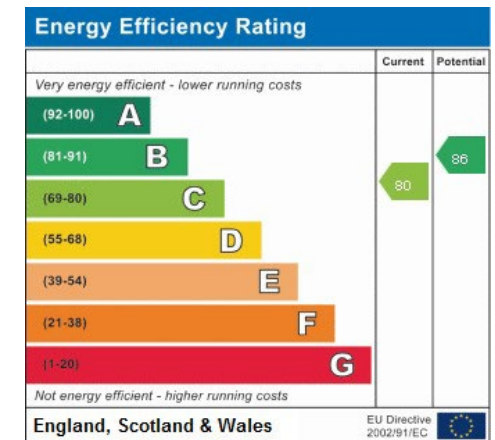
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £121,250**
Additional Home £173,750**
** based on guide price

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

EPC:



Address:
Cruz



LUXURY & PRESTIGE

Exclusive Properties



Steve Isaacs
Director
07979 878106
steve@luxuryandprestige.co.uk



Harriet Towing
Head of Sales
07809 908718
harriet@luxuryandprestige.co.uk



Thomas Powner
Residential Sales
07437 491094
tom@luxuryandprestige.co.uk



Asia Roberston
Social Media Manager
07484 719645
asia@luxuryandprestige.co.uk



Valentina Morana
Marketing Assistant
01202 007373
valentina@luxuryandprestige.co.uk



David Chissell
Director
07795 835647
david@luxuryandprestige.co.uk



Adrianna Ciereszko
Photographer / Marketing Manager
01202 007373
adrianna@luxuryandprestige.co.uk



Ryan Horan
Land & New Homes
07512 196688
ryan@luxuryandprestige.co.uk



Jo Bound
Search Agent
01202 007373
jbound@luxuryandprestige.co.uk

Get In Touch

In Person: 28A Haven Road
Canford Cliffs
Poole
BH13 7LP

By Phone: 01202 007373

By Email: info@luxuryandprestige.co.uk

Online: www.luxuryandprestige.co.uk

Facebook: facebook.com/luxuryandprestige

Instagram: [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

Property Ref: 0933



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.