



House 1, 8 Sandbanks Road

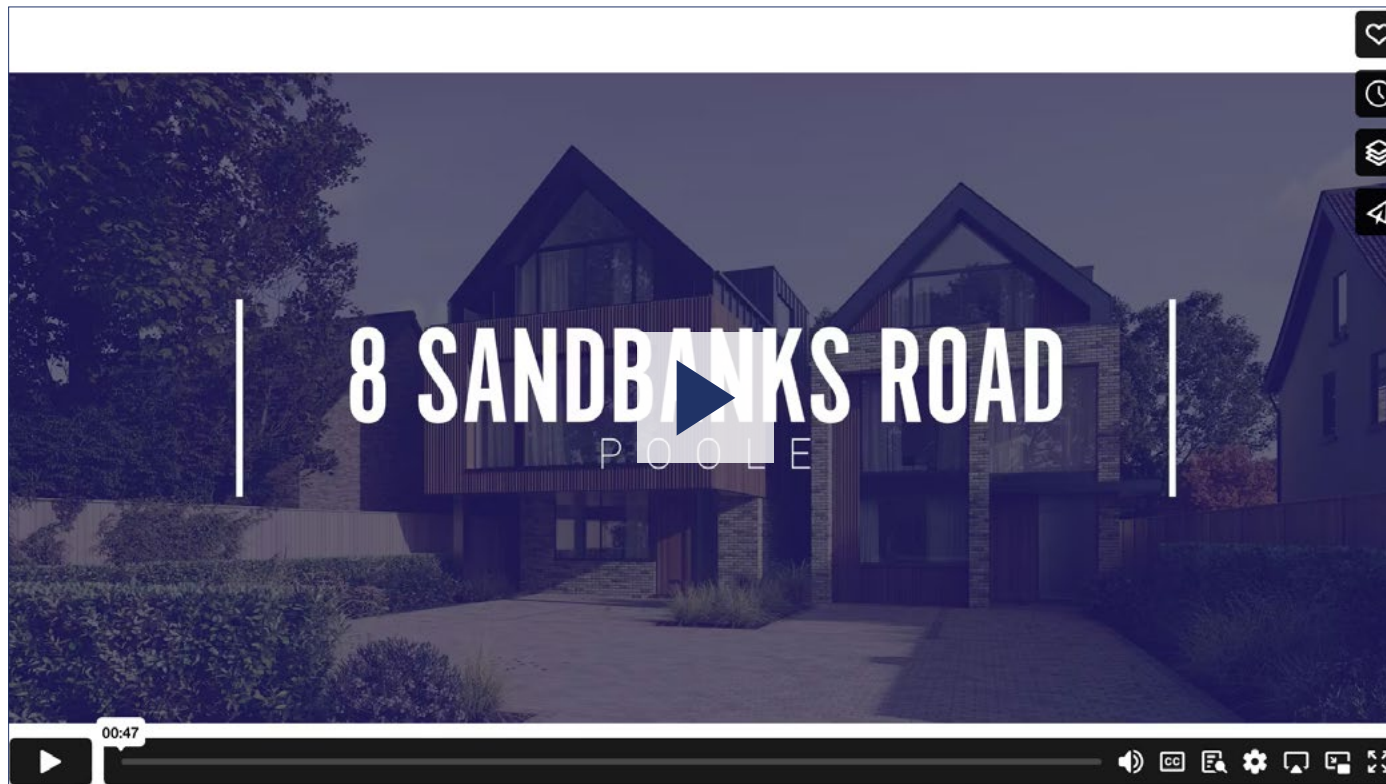
Poole, Dorset, BH14 8AQ



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vimeo



A CGI showing the rear elevations and gardens.



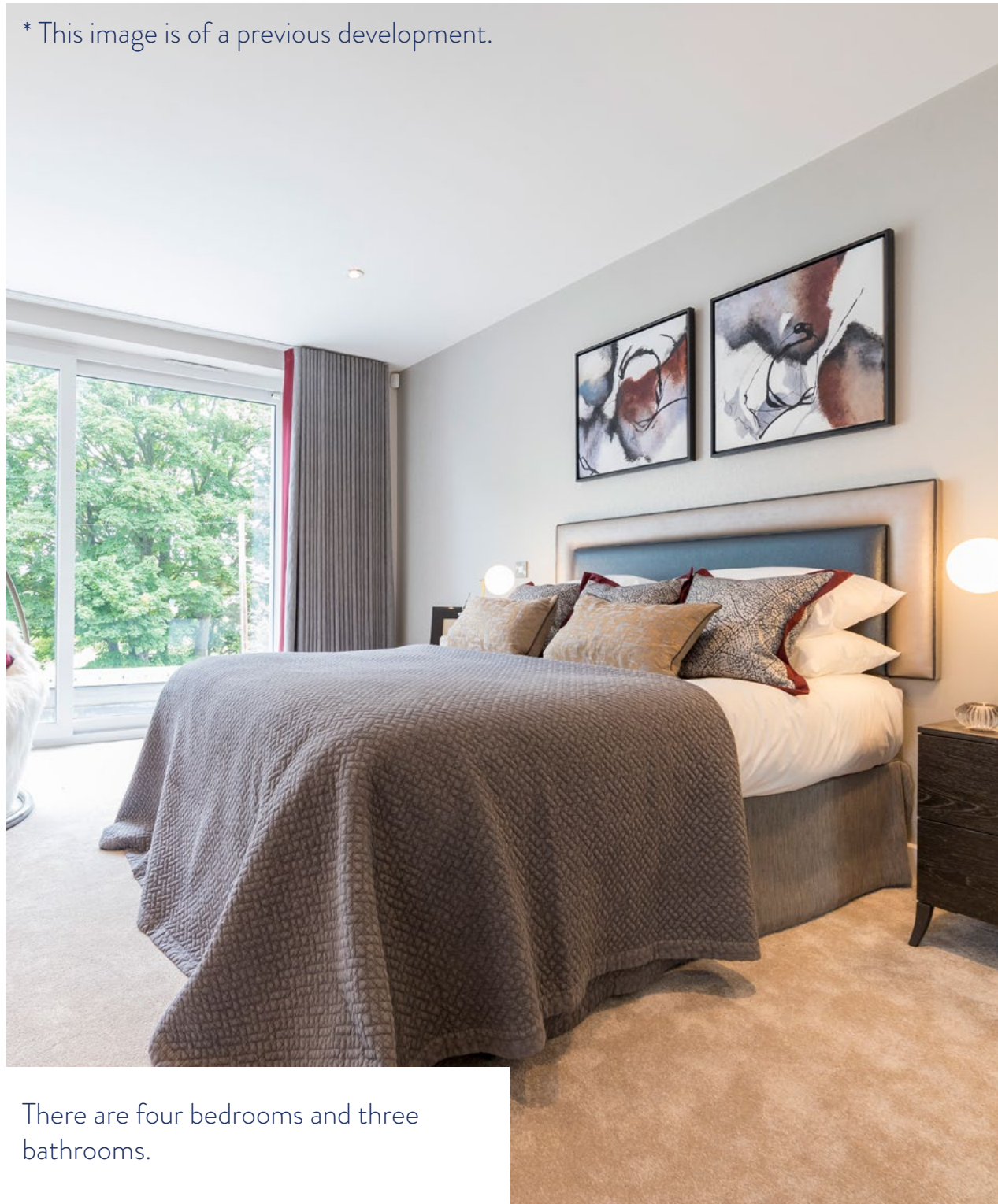
There will be a spectacular open plan living space.



A selection of CGI's showing the kitchen and living space.



* This image is of a previous development.



There are four bedrooms and three bathrooms.

House 1, 8 Sandbanks Road, Poole, BH14 8AQ

Approximate Floor Area = 200.4 sq m / 2157 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 325761

Summary

This brand new contemporary property is under construction by Stanborough Homes and is one of two detached houses, located on Sandbanks Road, BH14. The popular Ashley Cross Village is a short walk away and Poole Harbour is a stones throw in the opposite direction.

With a total built form of 2,157 square feet, this new home includes an impressive open plan kitchen / dining / living area, accompanied by an additional living room on the ground floor as well as a utility room and a separate cloakroom. Upstairs there is a luxurious master suite with walk in dressing area and en suite bathroom and three further bedrooms and two beautifully appointed bathrooms.

The garden is accessed via sliding doors from the open plan living space and is partly paved with a level lawned area making the most of South Westerly aspect. There is off road parking for two vehicles. This new home will be finished to a high standard with bespoke modern interiors and viewings are highly recommended!

- Contemporary new build home
- Constructed by Stanborough Homes
- Extends to 2,157 square feet
- Generous open plan living space
- Four bedrooms, three bathrooms
- South West facing garden
- Off road parking for two vehicles
- High specification throughout
- Close to Poole Harbour and Ashley Cross
- Reservations invited whilst under construction

Details

Guide Price: £1,125,000

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 £53,750**
Additional Home £87,500**
** based on guide price

Council Tax: TBC
2023/2024 £X,XXX.XXpa

EPC:



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Property Ref: 0888



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.