



Newport House

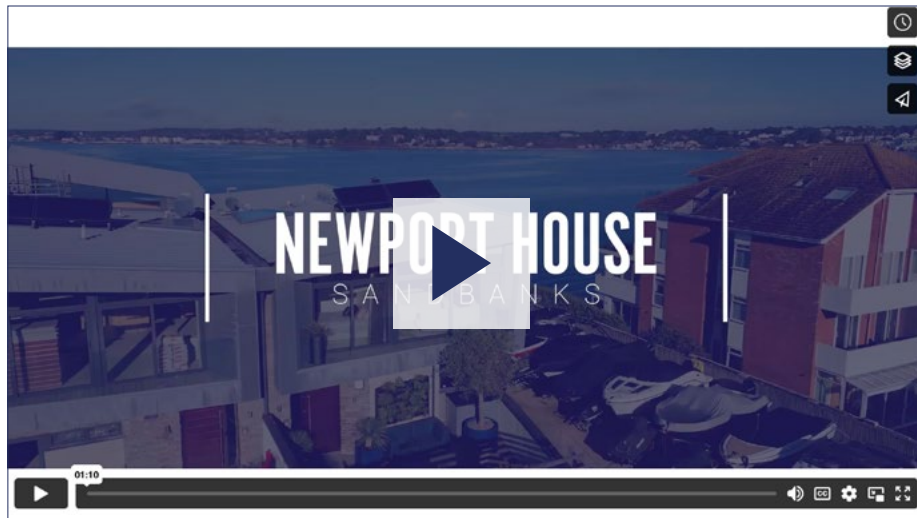
12 The Horseshoe, Sandbanks, Poole, Dorset, BH13 7RW



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

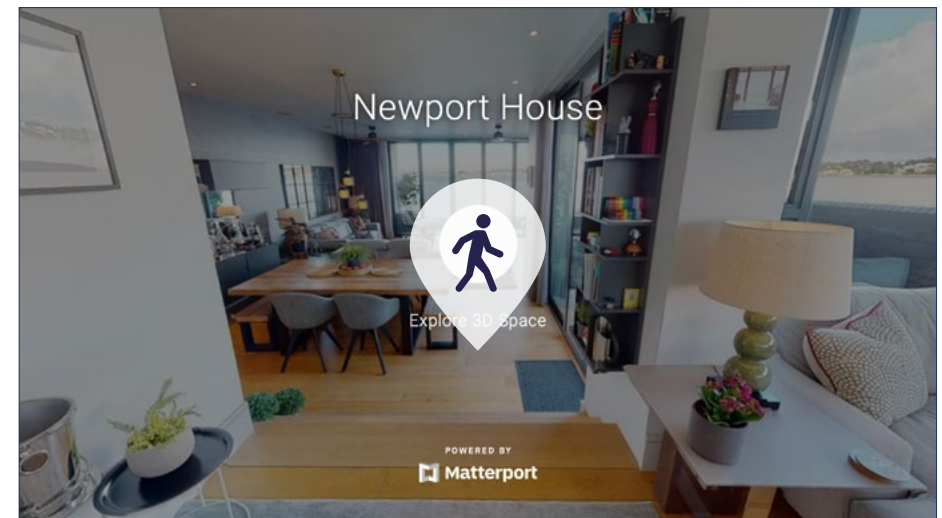
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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.

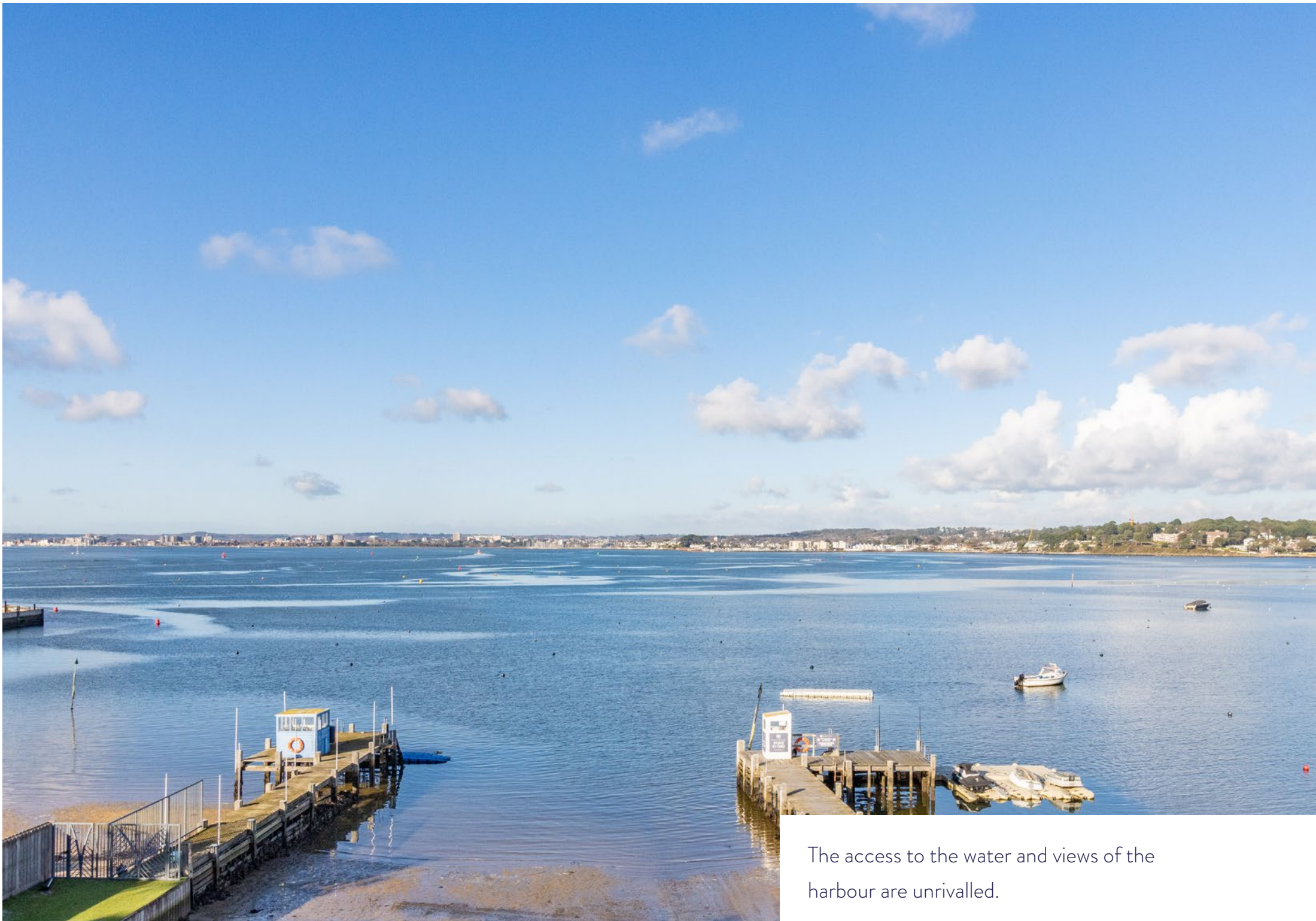
vimeo



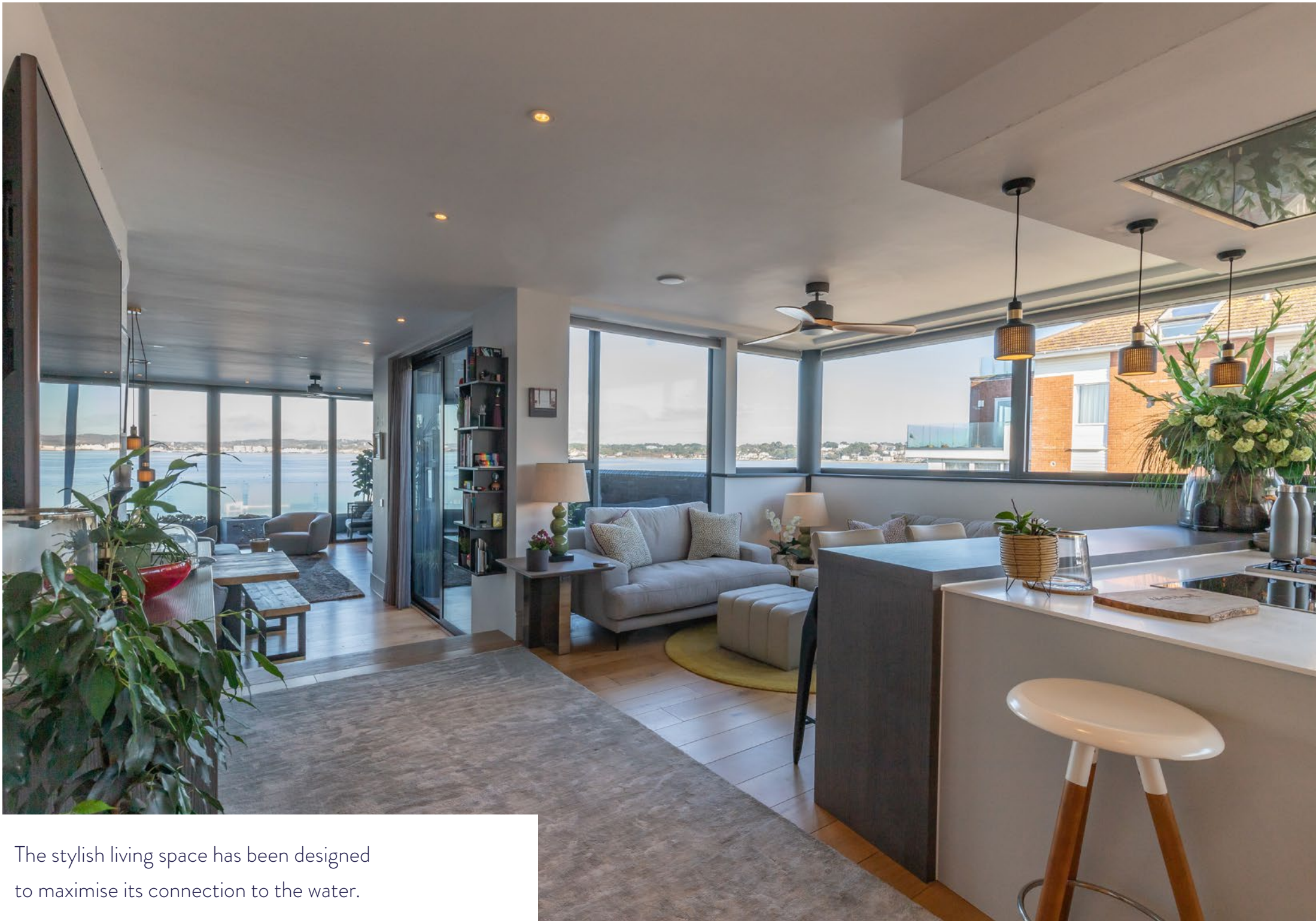
Simply click on the thumbnail above to take a step inside and explore this beautiful home.

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™



The access to the water and views of the harbour are unrivalled.

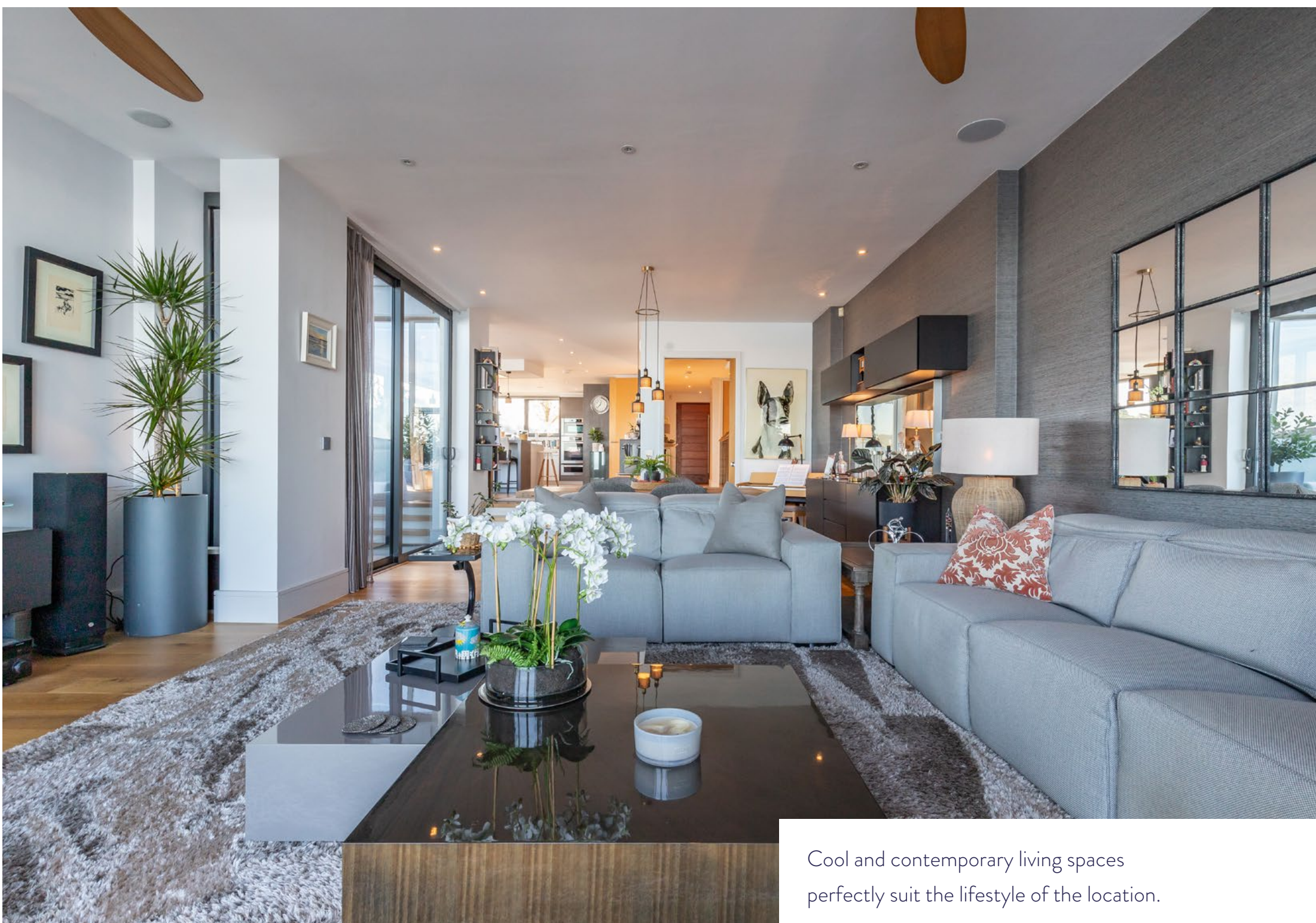


The stylish living space has been designed to maximise its connection to the water.

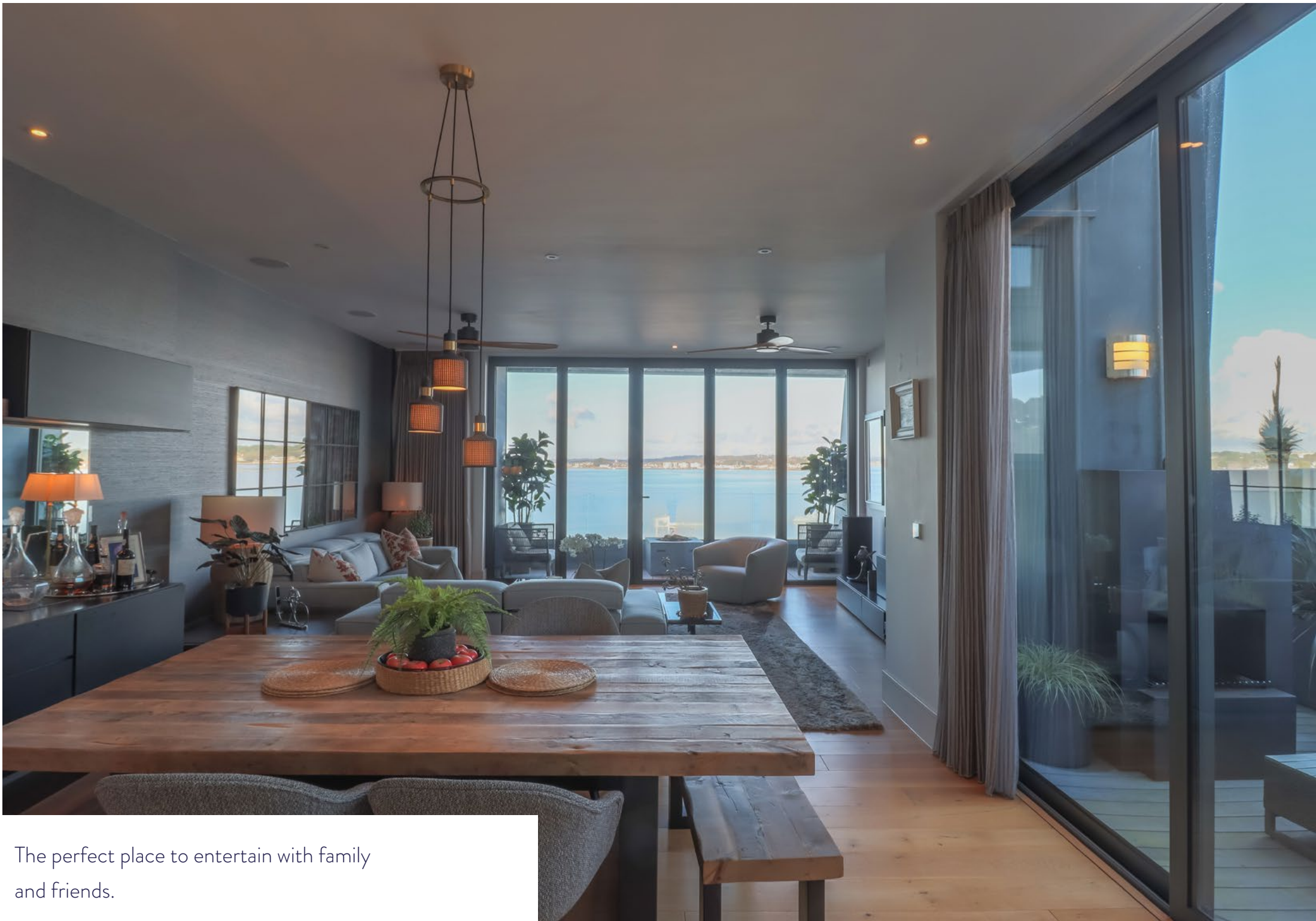


It is immaculately presented throughout with a stunning interior design.





Cool and contemporary living spaces perfectly suit the lifestyle of the location.



The perfect place to entertain with family and friends.



The palatial master suite includes walk in dressing and beautiful harbour views.



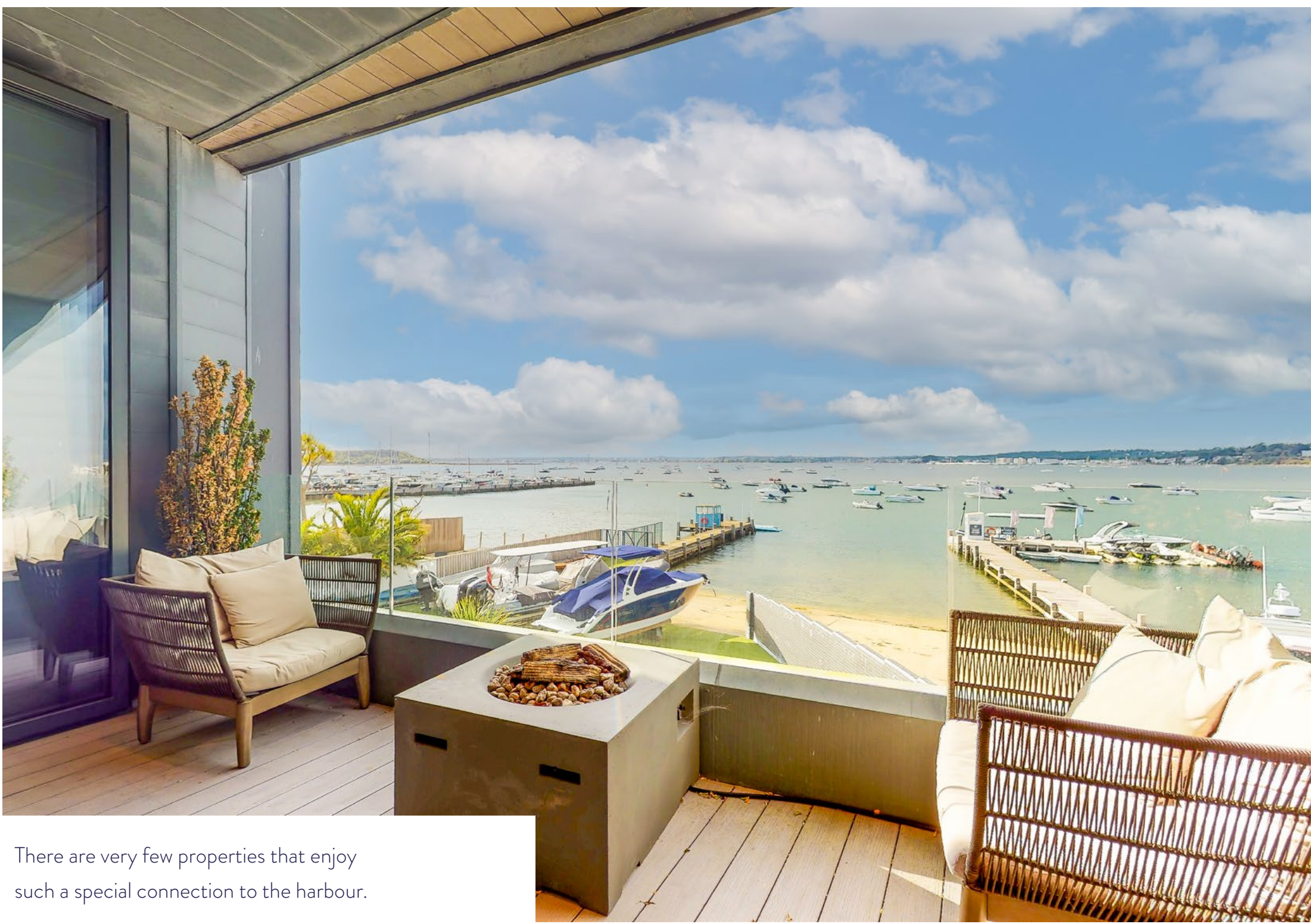
The bedrooms are a calm and tranquil space.



There is a very cool entertaining room on the lower ground floor.



Work, rest or play, this home has it all.

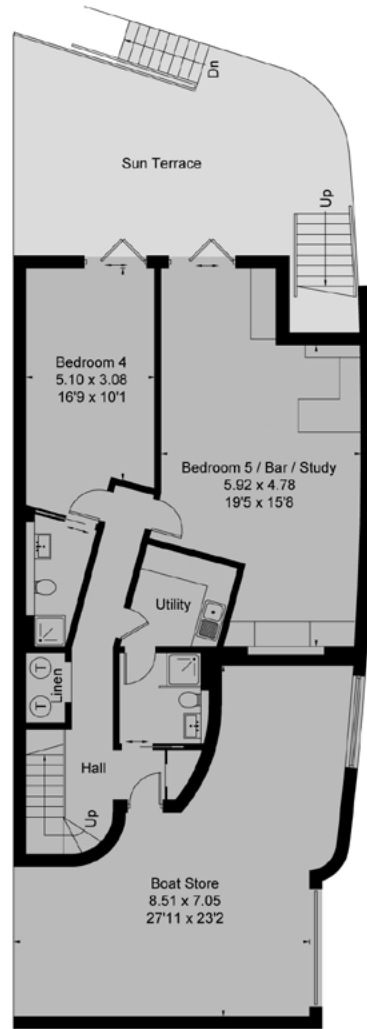


There are very few properties that enjoy such a special connection to the harbour.

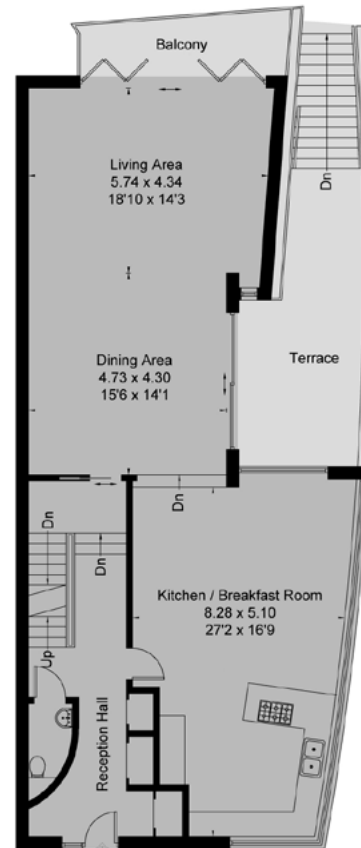
Newport House, 12 The Horseshoe, Sandbanks, Poole, BH13 7RW



Approximate Floor Area = 352 sq m / 3790 sq ft



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Reduced head height below 1.5m

Drawn for illustration and identification purposes only by fourwalls-group.com 312770

Summary

Newport House is one of three highly contemporary waterfront homes completed less than 10 years ago as part of the exclusive Sandbanks Yacht Company. They have the unique benefit of jointly owning the immediate foreshore as well as a private pier with dredged access, so if you are looking for unrivalled access to the water then look no further!

The spectacular accommodation extends to 3,790 square feet and comprises four bedrooms, five bathrooms, kitchen dining and open plan living as well as an entertaining room with bar which is also zoned to include a home office. The principal bedroom has a palatial en suite bathroom and separate dressing room as well as a private sun balcony with spectacular harbour views.

The split level open plan kitchen dining and sitting area also has a dedicated sun balcony which benefits from the same mesmerising view. The ground floor entertaining room is beautifully fitted out with a bespoke bar complete with drinks fridges, the whole of which connects to the outside terrace where there is space for tables, chairs not to mention a custom made fully fitted outdoor kitchen with BBQ, fridge, patio heater and granite work surfaces, all of which is covered with a powered awning and external lighting, making it the perfect place to watch the sunset. The luxury specification includes a fully automated Control4 system for controlling the heating, audio/visual, curtains, blinds and lighting from anywhere in the world as well as high end and stylish decorative finishes throughout.

The main entrance is accessed via a private driveway in a quiet cul-de-sac leading to a shared courtyard where each house has an individual oversized garage. From there, the main dwelling is approached via a private gate beyond which sits a mediterranean style courtyard and seating area. There are also three secure underground parking spaces allocated to the house just over the road in the sister development known simply as The Peninsula. Newport House house also has the benefit of a privately demised store which is ideal for a jet ski and which forms part of a secure area connecting directly to the house as well as to the yacht company slipway via a remote controlled shutter. Beaches are of course easily accessible by way of a short walk as is the ever popular destination restaurant Rick Stein.

Details

Guide Price: OIEO £4,000,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

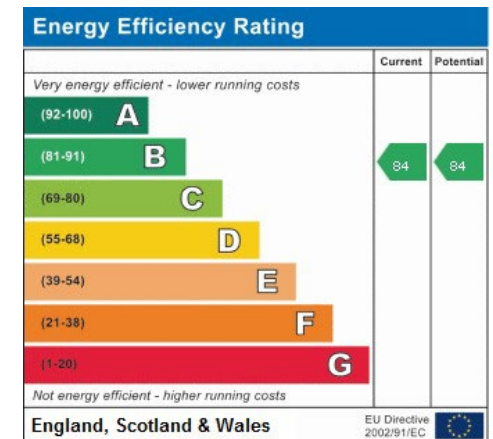
Ground Rent: N/A*

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

Stamp Duty: Main Home £391,250**
Additional Home £511,250**
** based on guide price

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

EPC:



Address:
Newport House, 12 1/2 Horseshoe



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Property Ref: 0753



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.