

Luxury+Prestige

# 8 SANDBANKS ROAD

POOLE, BH14 8AQ







































# TAKE A STEP INSIDE



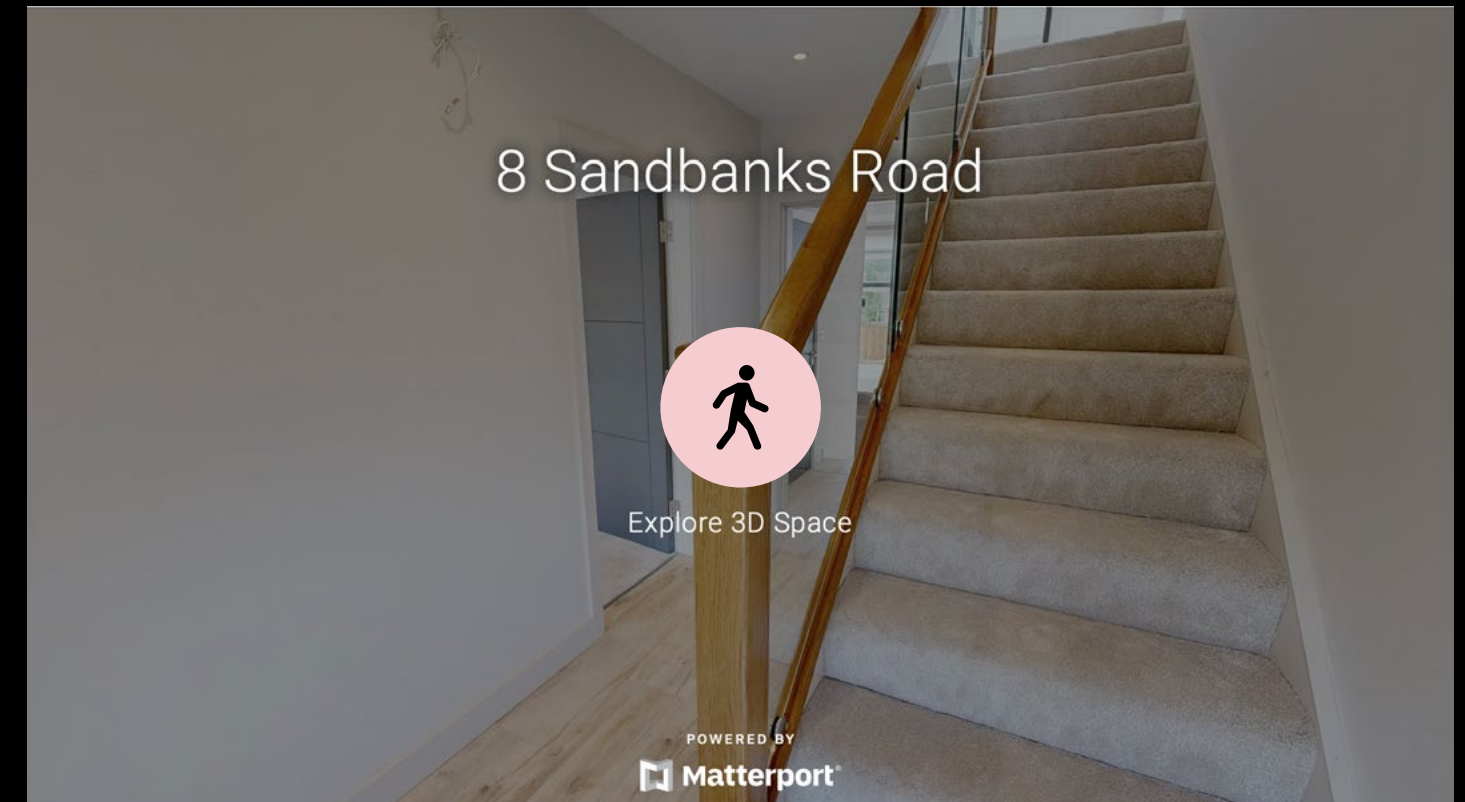
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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**

## 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 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™**



# Floorplan

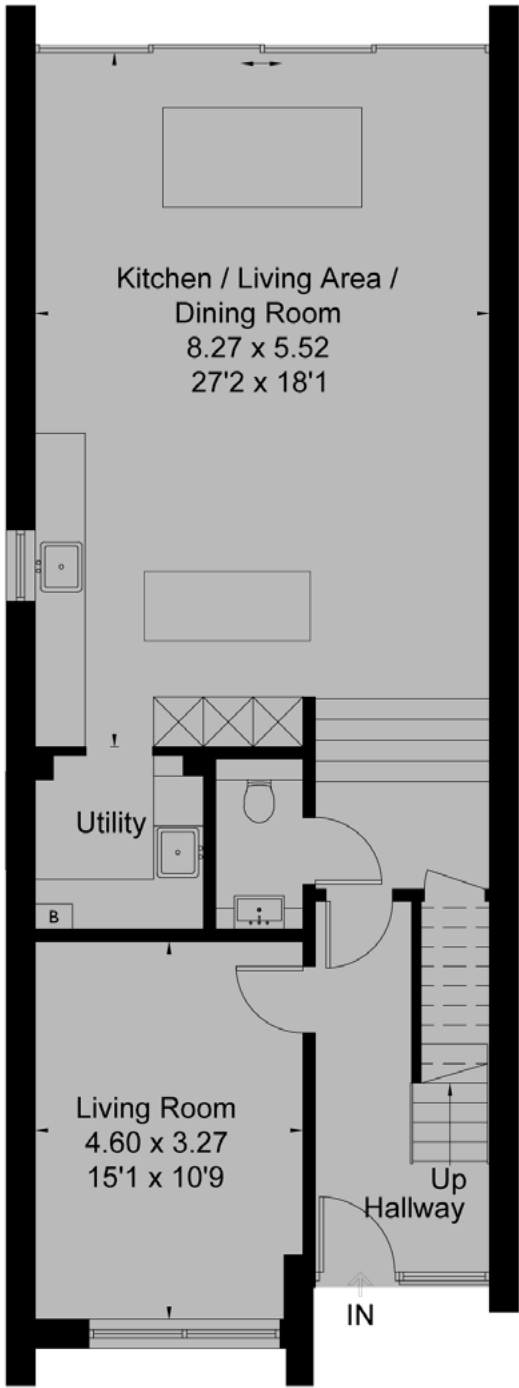
8 Sandbanks Road,  
Poole, BH14 8AQ

GROSS INTERNAL AREA

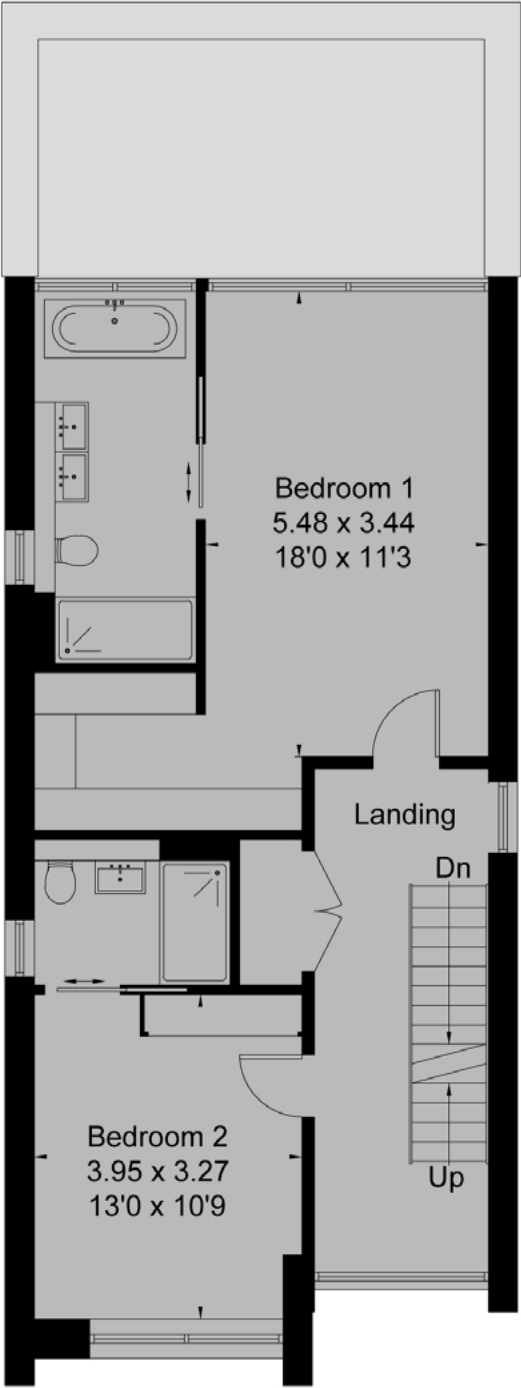
House: 2,157 sq. ft / 200 m²

Overall Total: 2,157 sq. ft / 200 m²

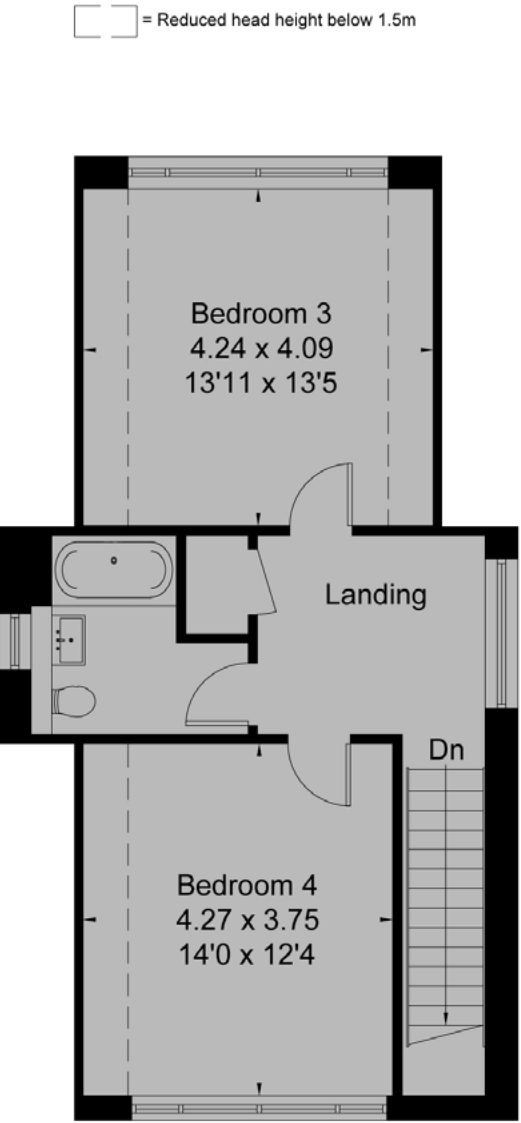
Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Second Floor

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



# Summary

This brand new contemporary property has just been completed 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 bi-fold 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 is finished to a high standard with bespoke modern interiors and viewings are highly recommended!

# Details

Guide Price:	£945,000
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       £38,250** Additional Home   £85,500** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band TBC 2024/2025       £x,xxx.xx pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Contemporary new build home
- + Constructed by Stanborough Homes
- + Offering a total of 2,157 square feet
- + Four bedrooms, three bathrooms
- + Spacious kitchen / dining / living room
- + Generous level rear garden
- + Off road parking for two vehicles
- + High specification throughout
- + Walking distance to Poole Harbour
- + Ready for immediate occupation



# Our team



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Property ref:	0888
Published:	January 2025



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