

Luxury+Prestige

NEWPORT HOUSE

12 THE HORSESHOE, SANDBANKS, POOLE, BH13 7RW

























TAKE A STEP INSIDE



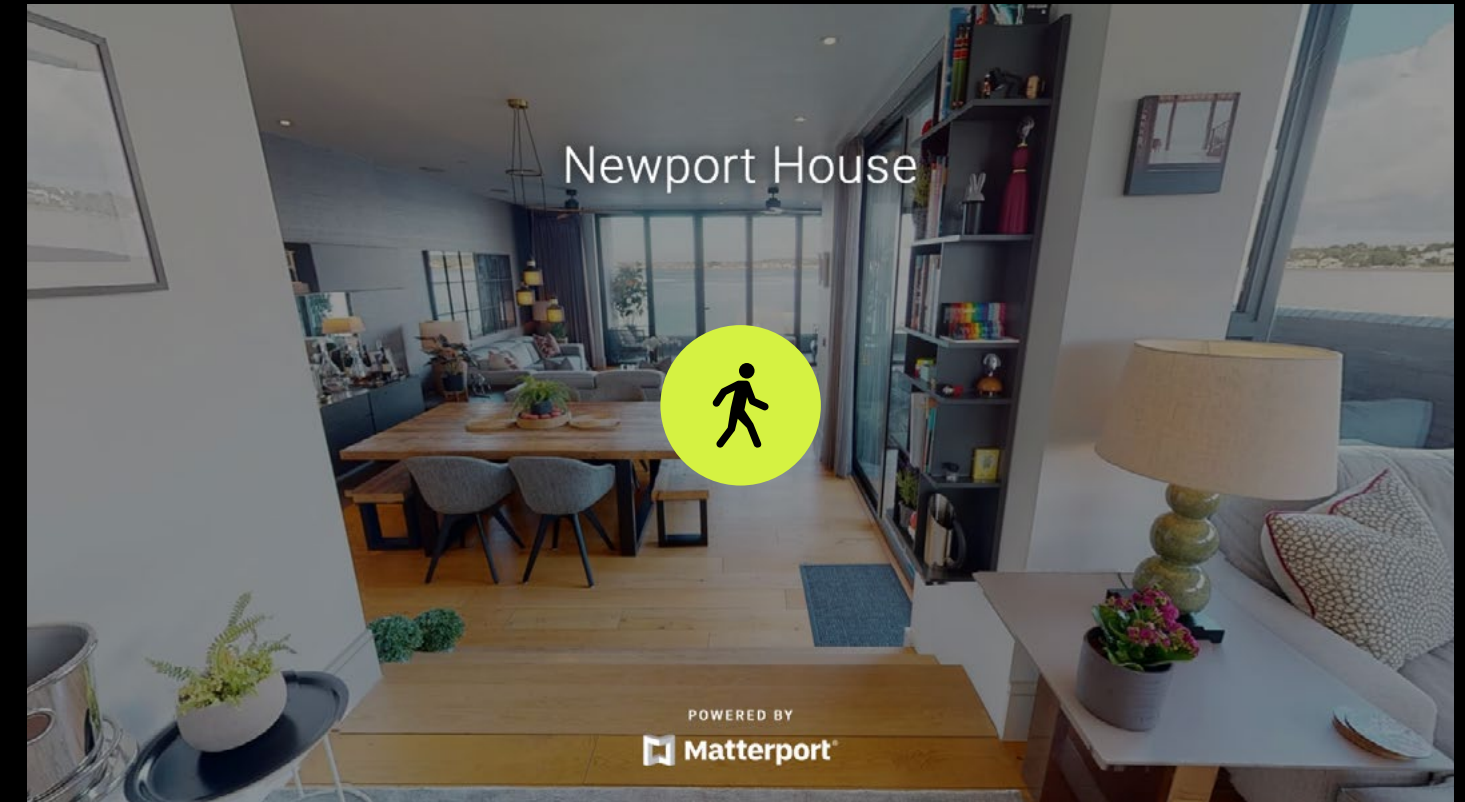
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

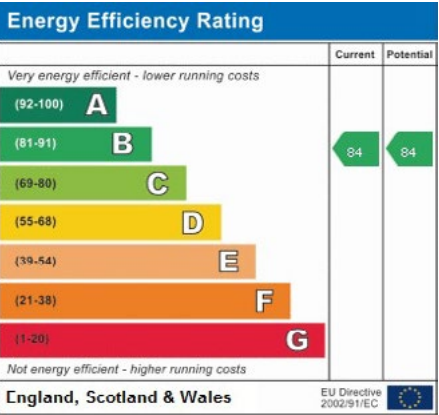
Newport House, 12 The Horseshoe,
Sandbanks, Poole, BH13 7RW

GROSS INTERNAL AREA

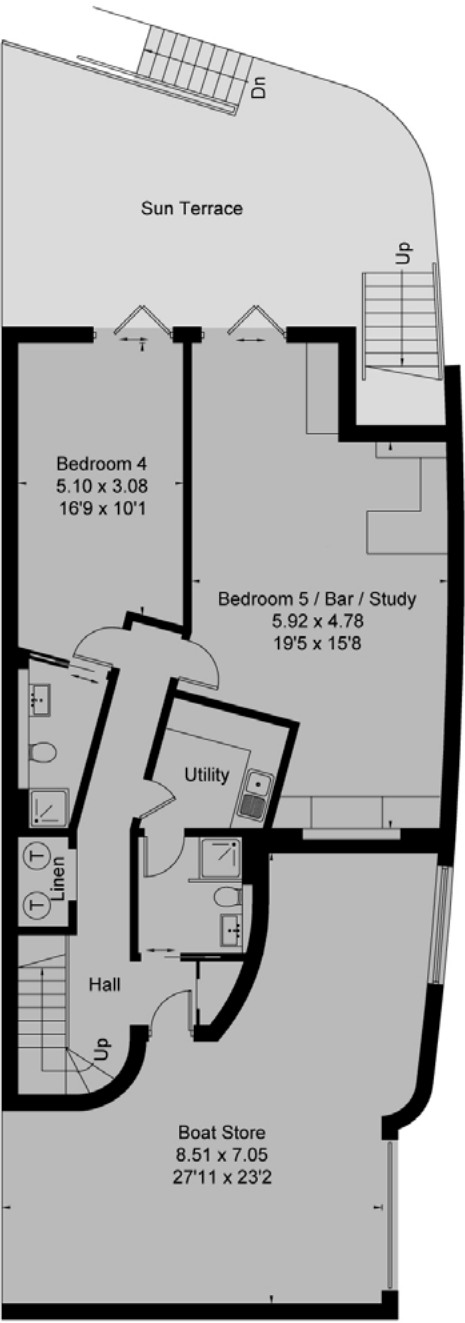
House: 3,790 sq. ft / 352 m²

Overall Total: 3,790 sq. ft / 352 m²

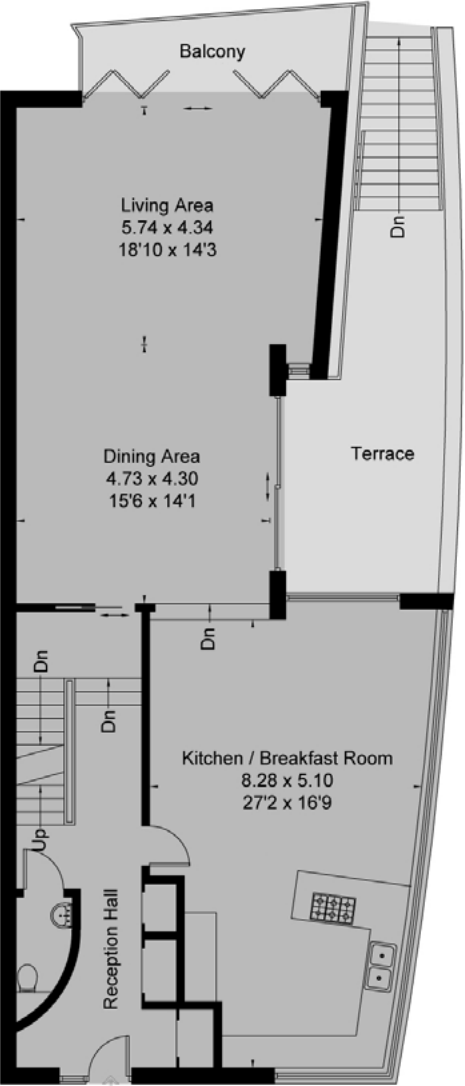
Sizes and dimensions are approximate, actual may vary.



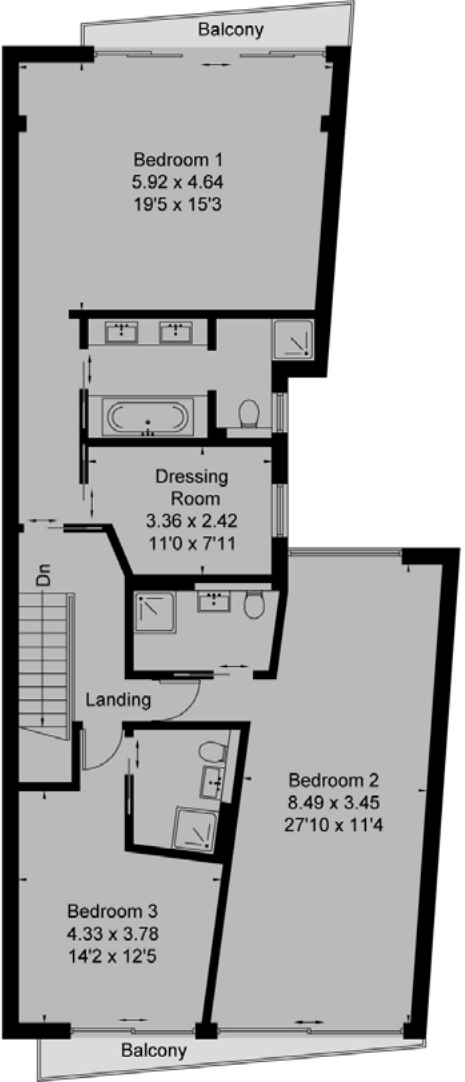
Address:
Newport House, 12 The Horseshoe



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Reduced head height below 1.5m

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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.

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.

Details

Guide Price:	OIEO £3,850,000
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 £373,250** Additional Home £565,750** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band H 2024/2025 £4,295.50pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Highly exclusive**
- + **Superb harbour views**
- + **Residents private pier and foreshore**
- + **Four bedrooms**
- + **Five bathrooms**
- + **Stylish, high spec decor**
- + **Choice of balconies and terraces**
- + **Parking for four cars**
- + **Convenient for beaches**
- + **Unrivalled access to the water**

Our team



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