



8A Sandbanks Road

Poole Park, Poole, Dorset, BH14 8AQ



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Exclusive Properties

Can't wait to view in person?

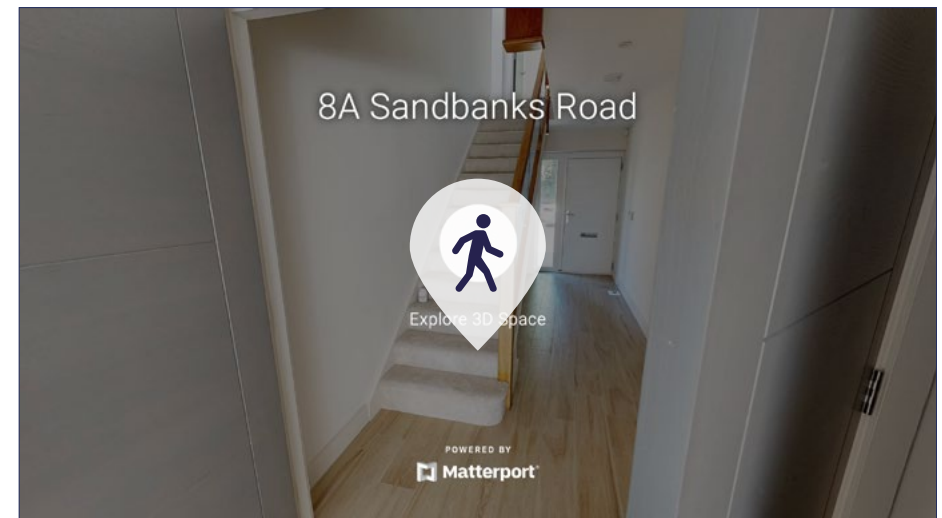
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™



















House 2, 8 Sandbanks Road, Poole, BH14 8AQ

Approximate Floor Area = 187.2 sq m / 2015 sq ft



Ground Floor

First Floor

Second Floor

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Summary

This newly built detached property has recently been completed by Stanborough Homes and is one of two houses, located on Sandbanks Road, BH14. The ever 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 2,015 square feet, this beautiful home includes an impressive open plan kitchen / dining / living area, accompanied by an additional reception room on the ground floor as well as a utility room and a cloakroom. Upstairs there is a spacious principal suite with walk in dressing area and en suite bathroom, 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 very high standard with bespoke interiors and viewings are highly recommended!

- Striking new build detached home
- Constructed by Stanborough Homes
- Four bedrooms, three bathrooms
- Extends to 2,015 square feet
- Open plan living with bi-fold doors
- Generous South Westerly facing rear garden
- Block paved driveway
- Beautiful specification throughout
- Available for viewings now!
- Walking distance to Poole Harbour and Ashley Cross

Details

Guide Price: OIEO £1,000,000

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 £41,250**
Additional Home £71,250**
** based on guide price

Council Tax: Band TBC
2024/2025 £x,xxx.xx pa

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.