

Luxury+Prestige

8A SANDBANKS ROAD

POOLE, BH14 8AQ

























TAKE A STEP INSIDE



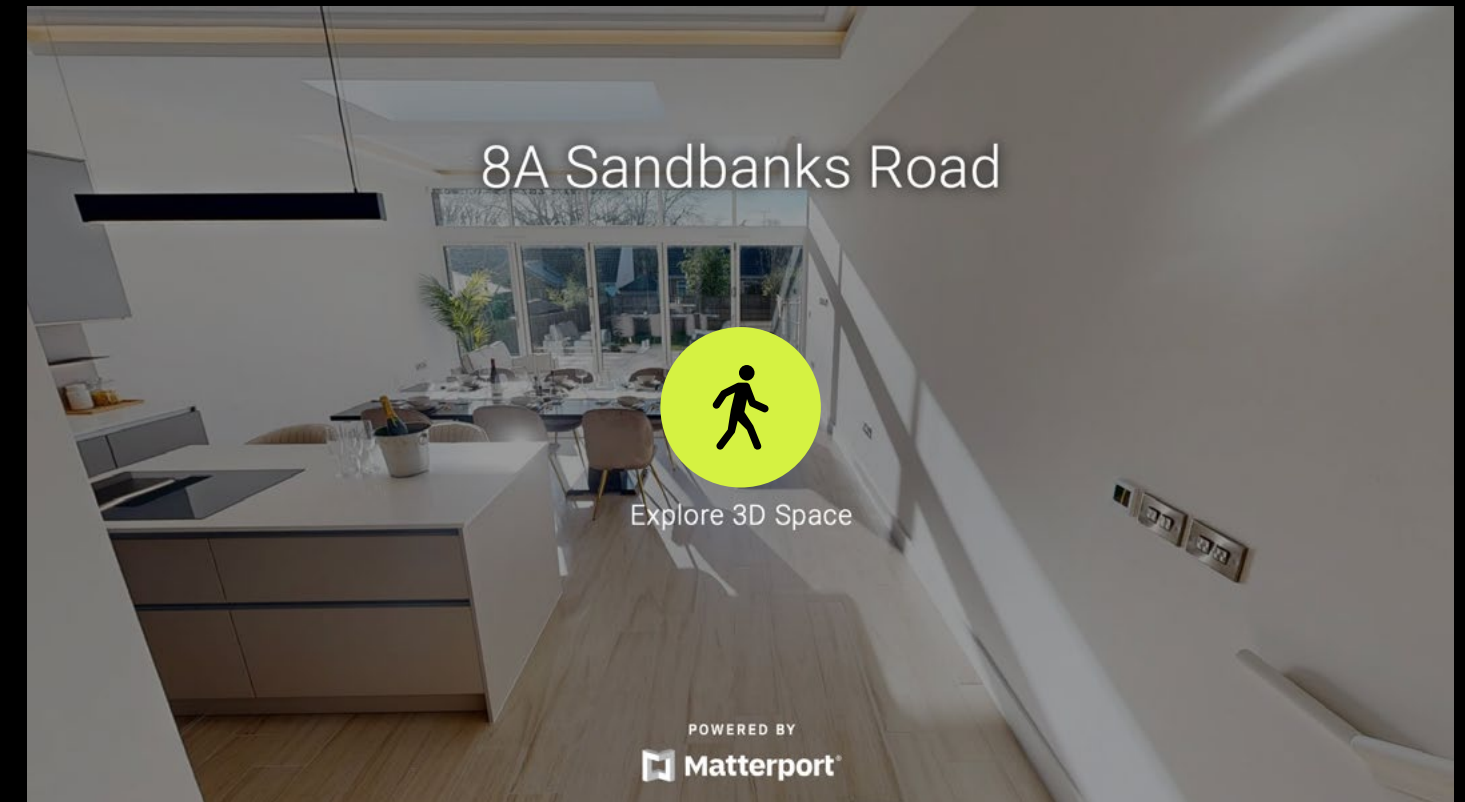
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

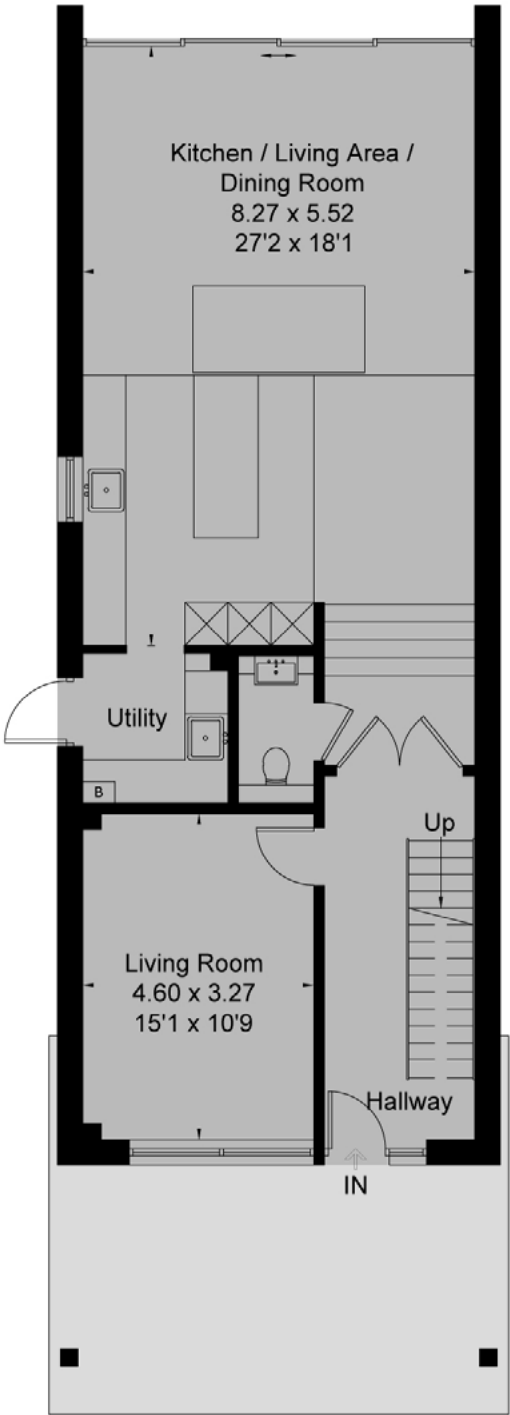
8A Sandbanks Road,
Poole, BH14 8AQ

GROSS INTERNAL AREA

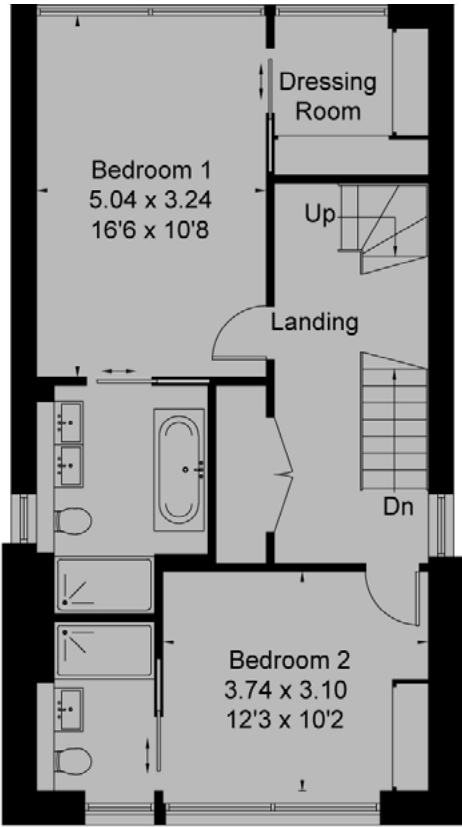
House: 2,015 sq. ft / 187 m²

Overall Total: 2,015 sq. ft / 187 m²

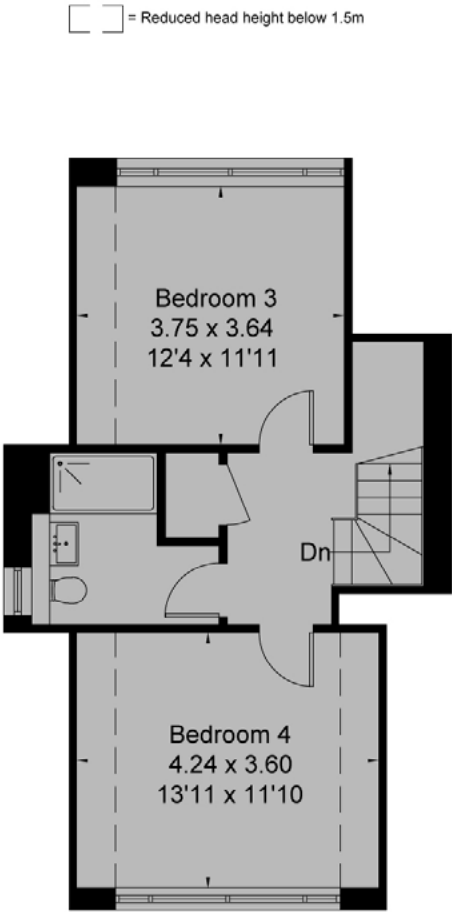
Sizes and dimensions are approximate, actual may vary.




Ground Floor



First Floor



Second Floor

 = Reduced head height below 1.5m

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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!

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 £91,250** ** 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

- + 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
- + South Westerly facing garden
- + Block paved driveway
- + Beautiful specification throughout
- + Walking distance to Poole Harbour
- + Available for viewings now!

Our team



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