

Luxury + Prestige

# 8A SANDBANKS ROAD

POOLE, BH14 8AQ

























# TAKE A STEP INSIDE



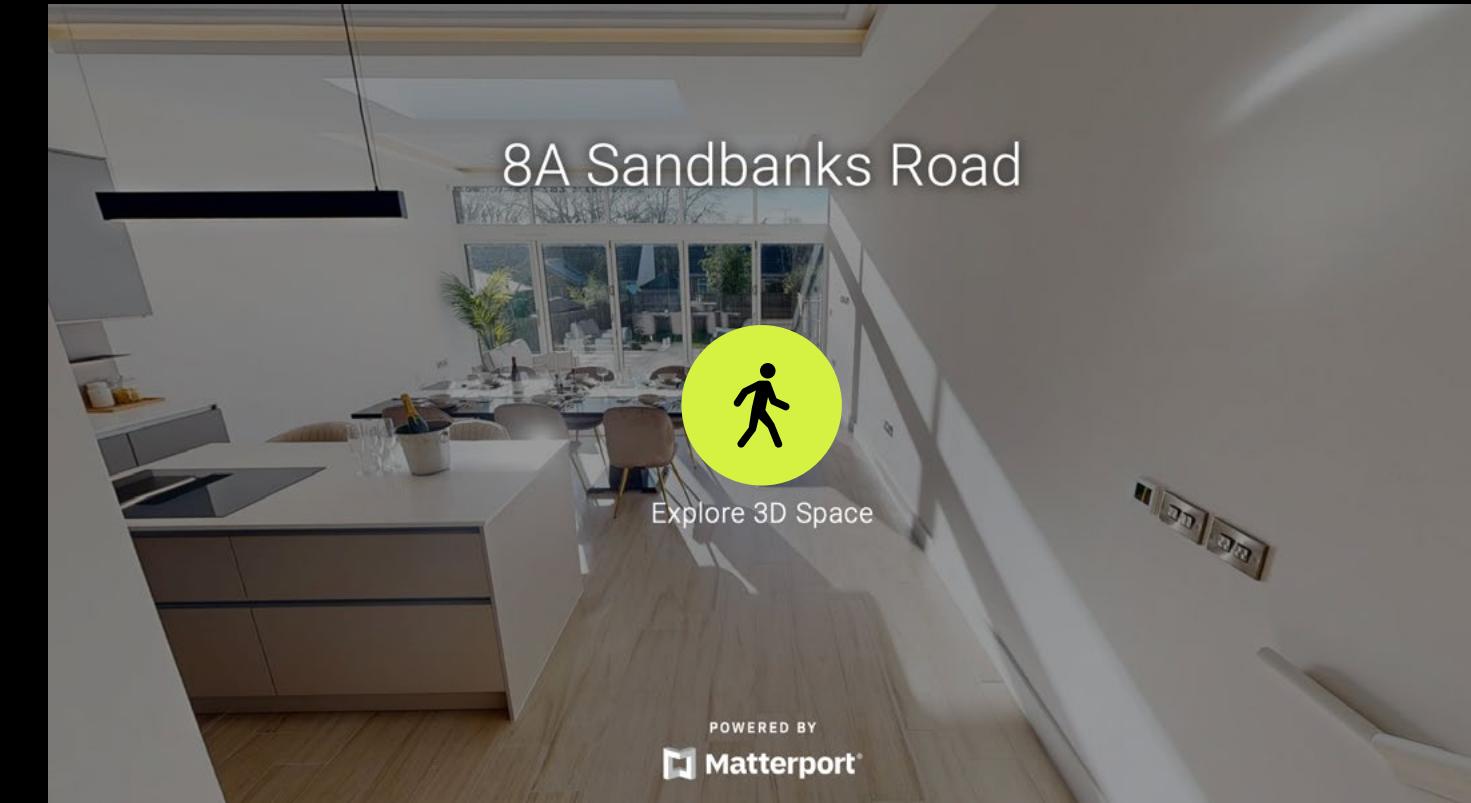
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

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.

## 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.

 **Matterport™**

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.

# Floorplan

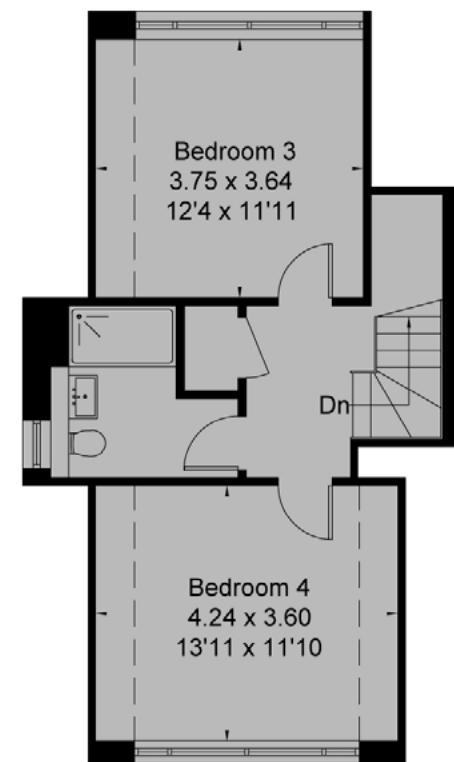
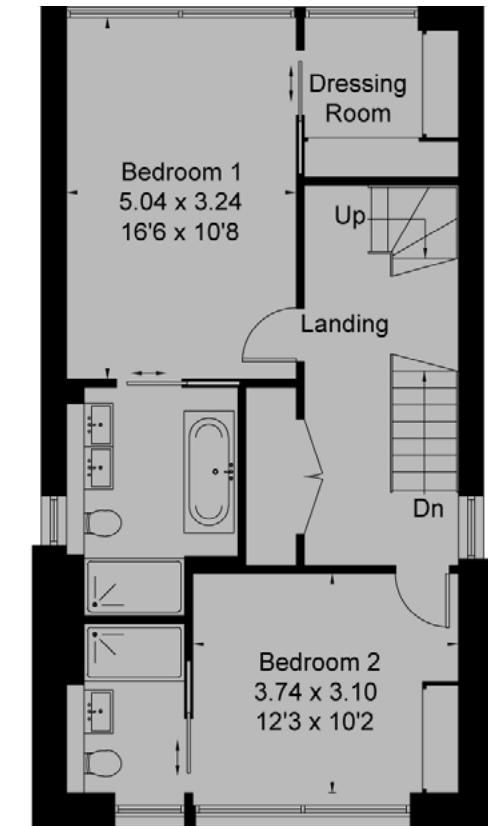
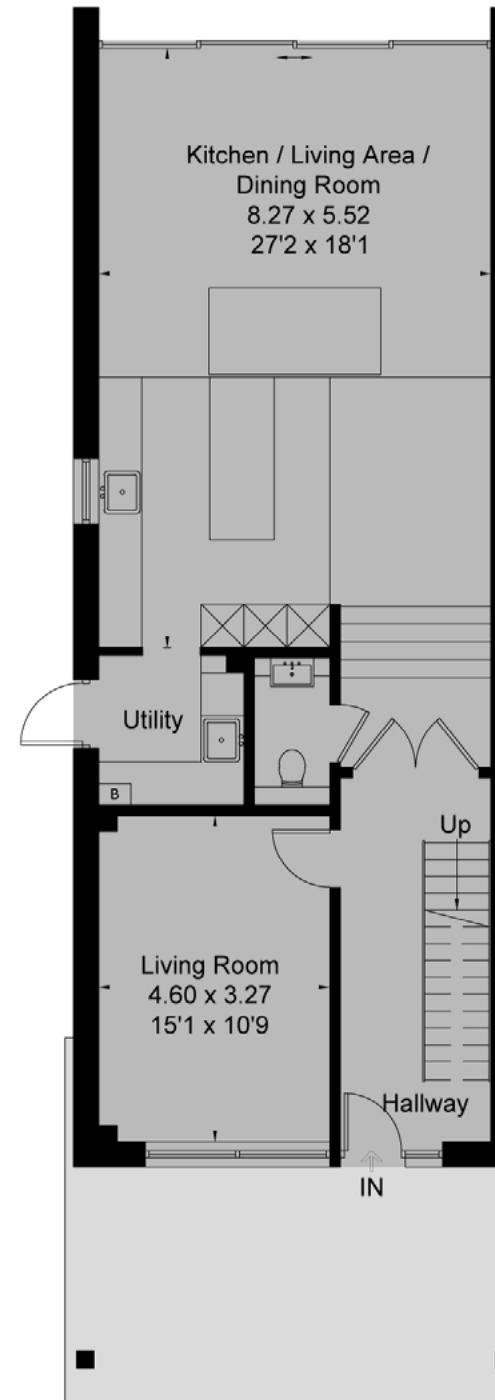
8A Sandbanks Road,  
Poole, BH14 8AQ

## GROSS INTERNAL AREA

House: 2,015 sq. ft / 187 m<sup>2</sup>

Overall Total: 2,015 sq. ft / 187 m<sup>2</sup>

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](http://fourwalls-group.com) 325761

# 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 £900,000
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 £35,000** Additional Home £80,0000* ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band TBC 2025/2026 £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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