

Luxury+Prestige

VISTA BAIA

30A CHADDESLEY GLEN, SANDBANKS, POOLE, BH13 7PF























TAKE A STEP INSIDE



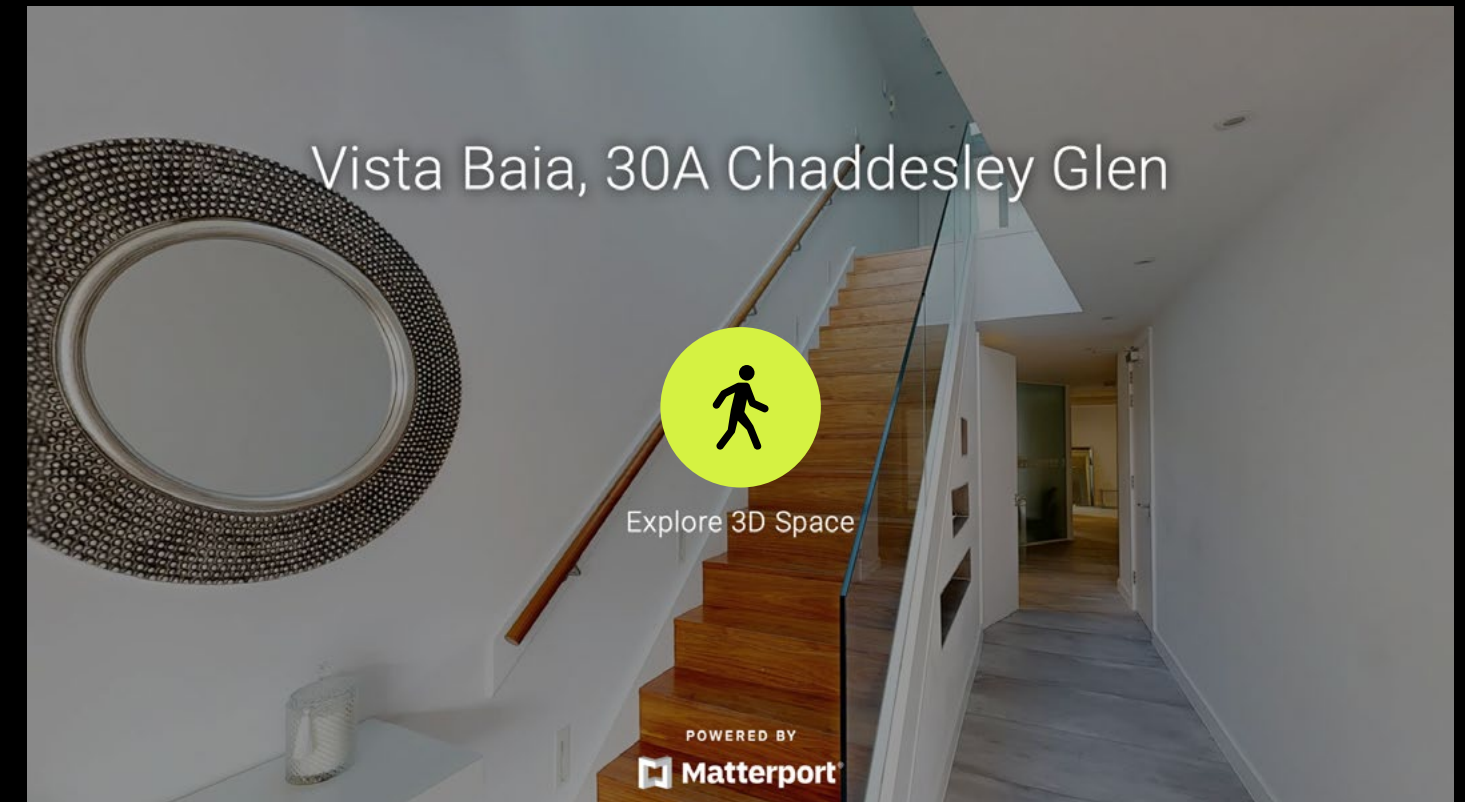
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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™

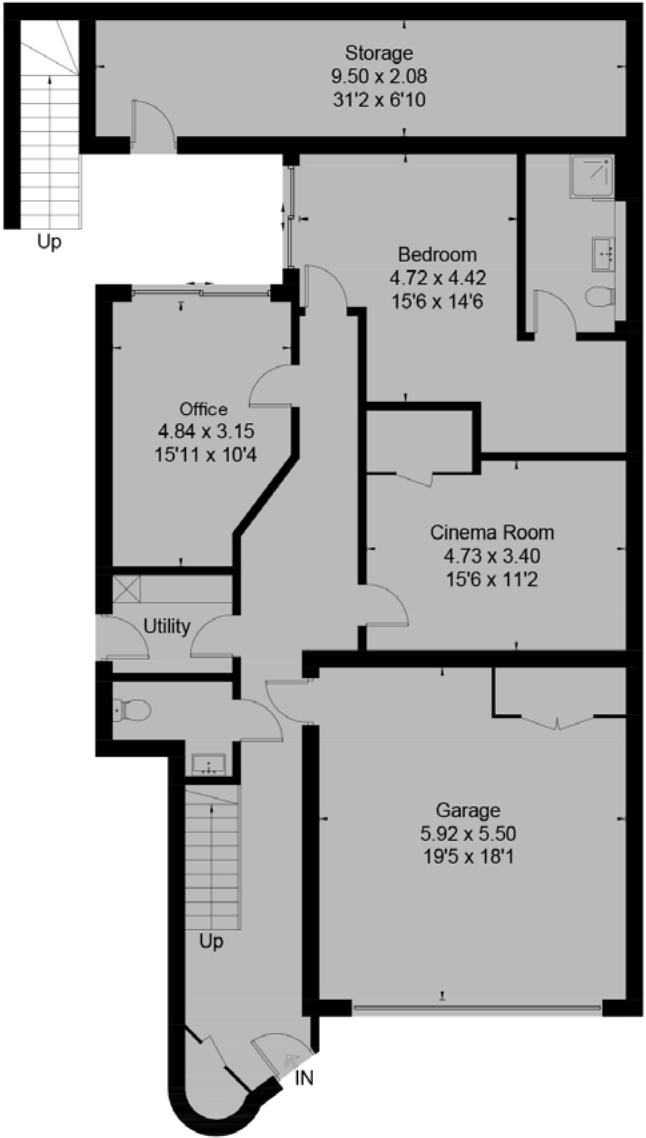
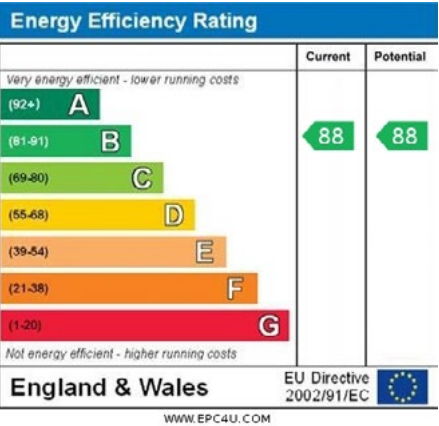
Floorplan

Vista Baia, 30A Chaddesley Glen
Sandbanks, Poole, BH13 7PF

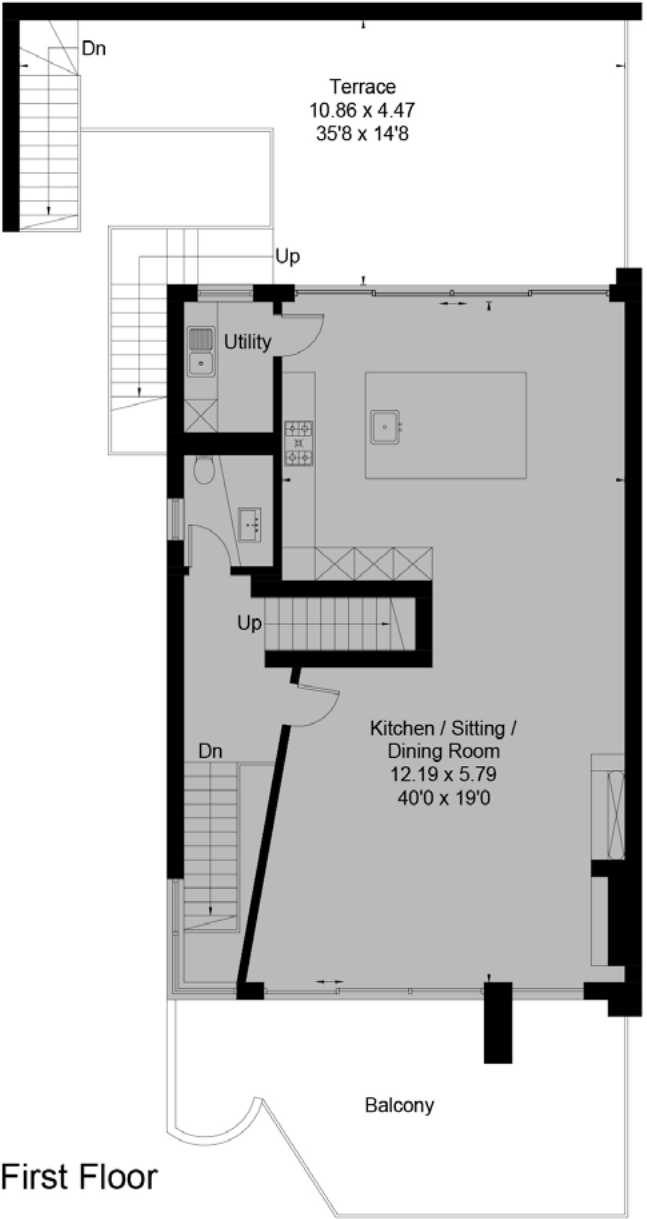
GROSS INTERNAL AREA

House: 3,365 sq. ft. / 313 m²
Storage: 215 sq. ft. / 20 m²
Total: 3,580 sq. ft. / 333 m²

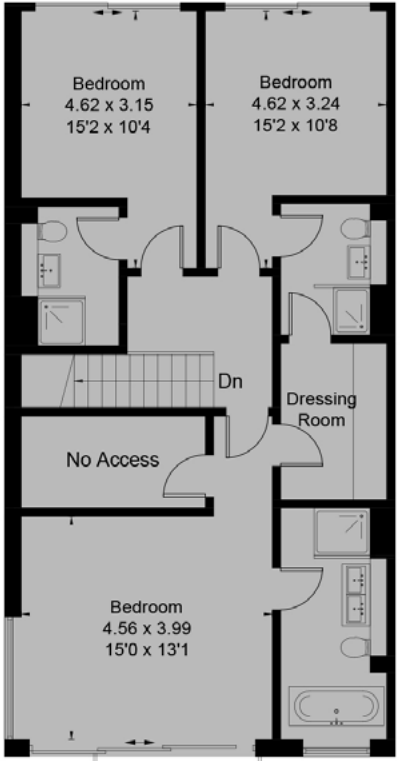
Sizes and dimensions are approximate, actual may vary.



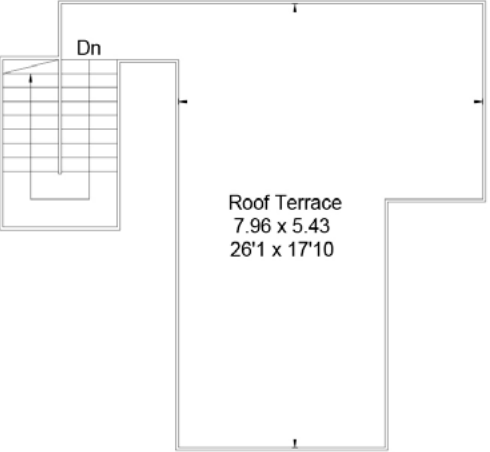
Ground Floor



First Floor



Second Floor



Roof Terrace

Summary

Vista Baia is a striking contemporary home tucked away in a quiet corner of Chaddesley Glen, with the shores of Poole Harbour at the bottom of the road and the award winning beaches of Sandbanks just a short walk away.

This superb lifestyle home offers nearly 3,600 square feet of luxurious accommodation laid out over three floors as well as a wealth of terracing and courtyards for al fresco living. Set behind electric security gates there is ample parking on the enclosed driveway and a large integral garage, perfect for storing watersports equipment. There are four bedroom suites, one on the ground floor and three on the top floor including a spectacular principal suite complete with dressing room and fabulous views across the harbour. The first floor is semi open plan with zones for kitchen, dining and relaxed living and it also benefits from terraces to the front and rear. On the ground floor there is also a cinema room with entertainment system and a home office. The current owners have added a stunning roof terrace which is the perfect vantage point to enjoy the panoramic views of Poole Harbour and soak in the incredible sunsets over Brownsea Island. All in all, this could make a superb main home or a luxurious holiday retreat by the sea.

Details

Guide Price:	£2,750,000		
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	£241,250**	
	Additional Home	£378,750**	
	** based on guide price, correct as at 31.01.25		
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

- + Nearly 3,600 square feet
- + Spectacular harbour views
- + Convenient for beaches
- + Shores of Poole Harbour nearby
- + Tucked away
- + Spectacular roof terrace
- + Four bedroom suites
- + Cinema & home office
- + 40' lifestyle room
- + Great parking

Our team



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