

Luxury+Prestige

CAMA

98 PANORAMA ROAD, SANDBANKS, POOLE, BH13 7RG







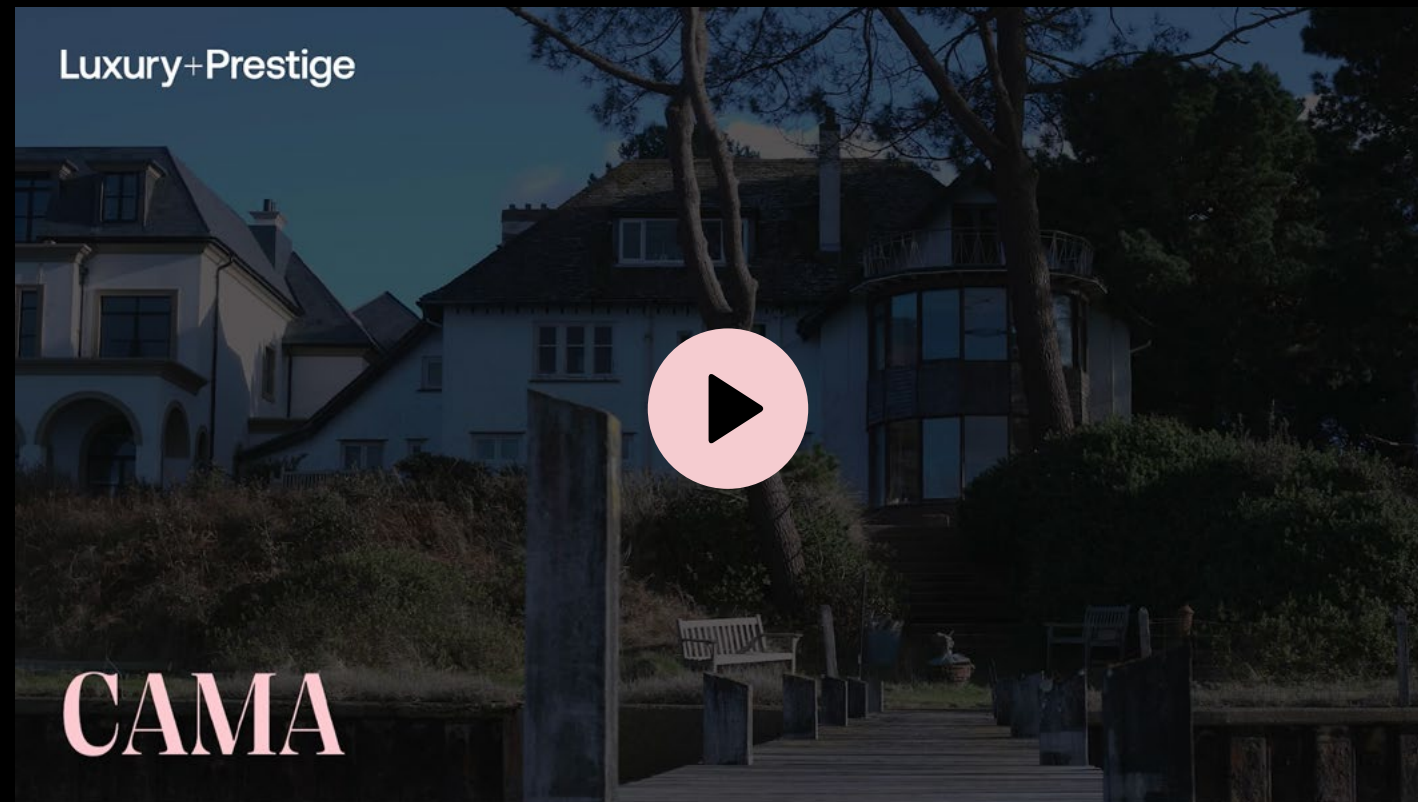








TAKE A STEP INSIDE



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

vimeo

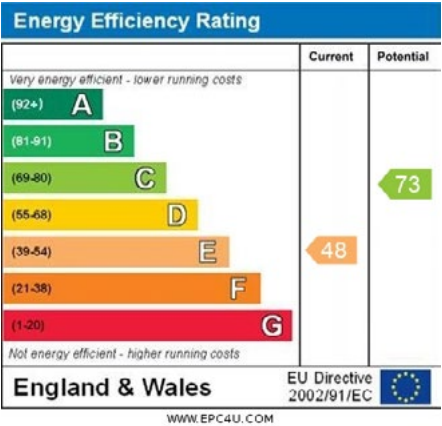
Floorplan

Cama, 98 Panorama Road,
Sandbanks, Poole, BH13 7RG

GROSS INTERNAL AREA

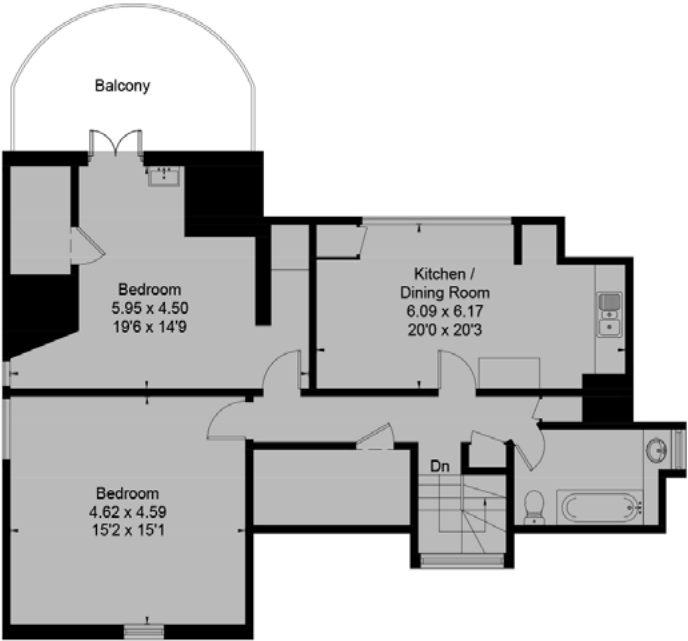
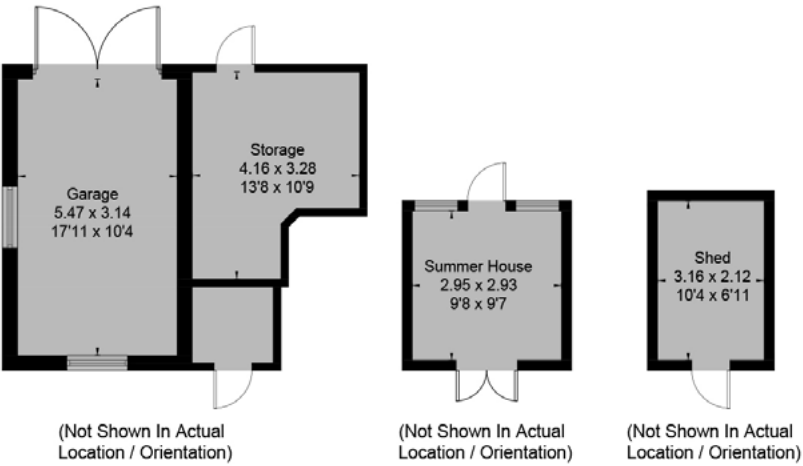
- House: 4,222 sq. ft / 392 m²
- Outbuilding: 427 sq. ft / 40 m²
- Overall Total: 4,649 sq. ft / 432 m²

Sizes and dimensions are approximate, actual may vary.

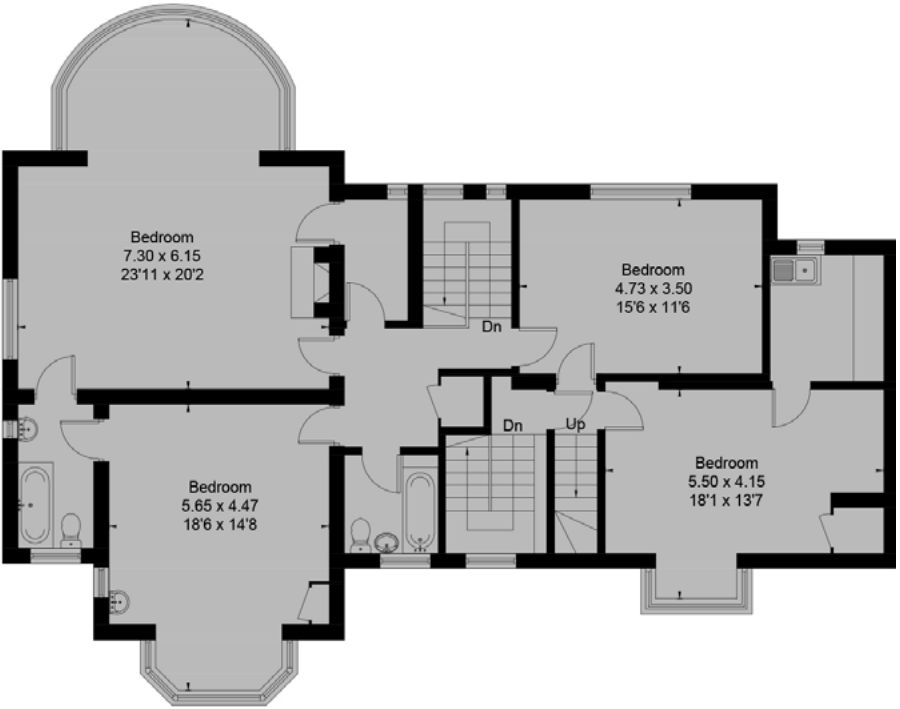
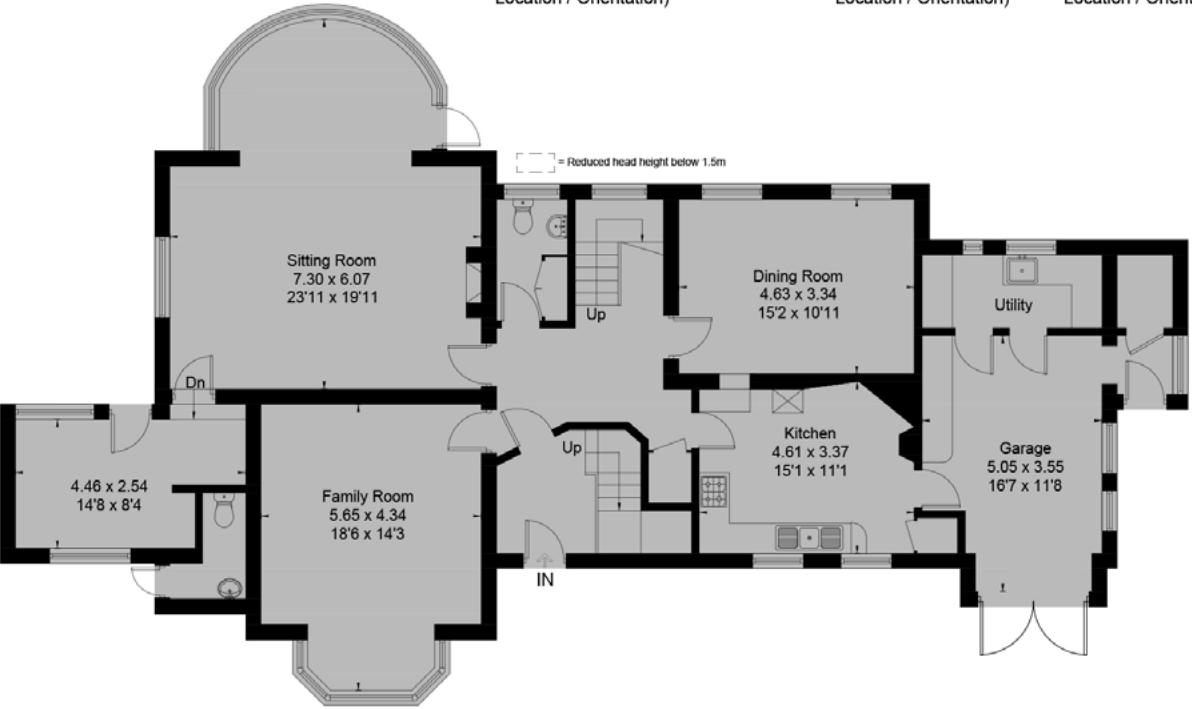


Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85913



Second Floor



First Floor

Summary

Cama is tucked away from prying eyes in a prime position on the waterfront of the world famous Sandbanks Peninsula with a unique view which is supremely tranquil but spectacular in equal measure.

Properties on Panorama Road have sold for as much £15M reflecting their desirability as well as their scarcity so this represents a potentially unique opportunity to acquire a detached home in this location, at this price-point. This part of Sandbanks falls within a conservation area deemed to have a unique character and Cama is considered to be a positive contributor, being one of the oldest properties on Sandbanks and built in the Arts & Crafts style during the early 20th Century. There is currently around 4,650 square feet of built form including outbuildings and incoming owners will no doubt consider extending, remodelling and updating subject always to the necessary consents. However, it has often been said about house hunting that the most important things are those which cannot be changed and here at Cama those things include the exceptional position and view towards Brownsea Castle, the exceptional grounds and frontage to the water combined with direct water access from your own private pier. Over the years, some of our clients who could chose to live literally anywhere on the waterfront at Sandbanks have chosen to live on this small section of the shoreline, indeed some have moved especially to be here.

Details

Guide Price:	£5,950,000
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 £625,250** Additional Home £922,750** ** based on guide price, correct as at 07.03.25
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

- + Tucked away from prying eyes
- + Unique views
- + Impressive frontage to the water
- + Private pier
- + Supremely tranquil but spectacular outlook
- + Currently around 4,650 square feet including outbuildings
- + Nearby properties sold for £15M
- + Requires updating and refurbishment
- + Built in early 20th century
- + No forward chain

Our team



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