

Luxury+Prestige

# THE HORSESHOE

SANDBANKS, POOLE, BH13 7RW















































# TAKE A STEP INSIDE



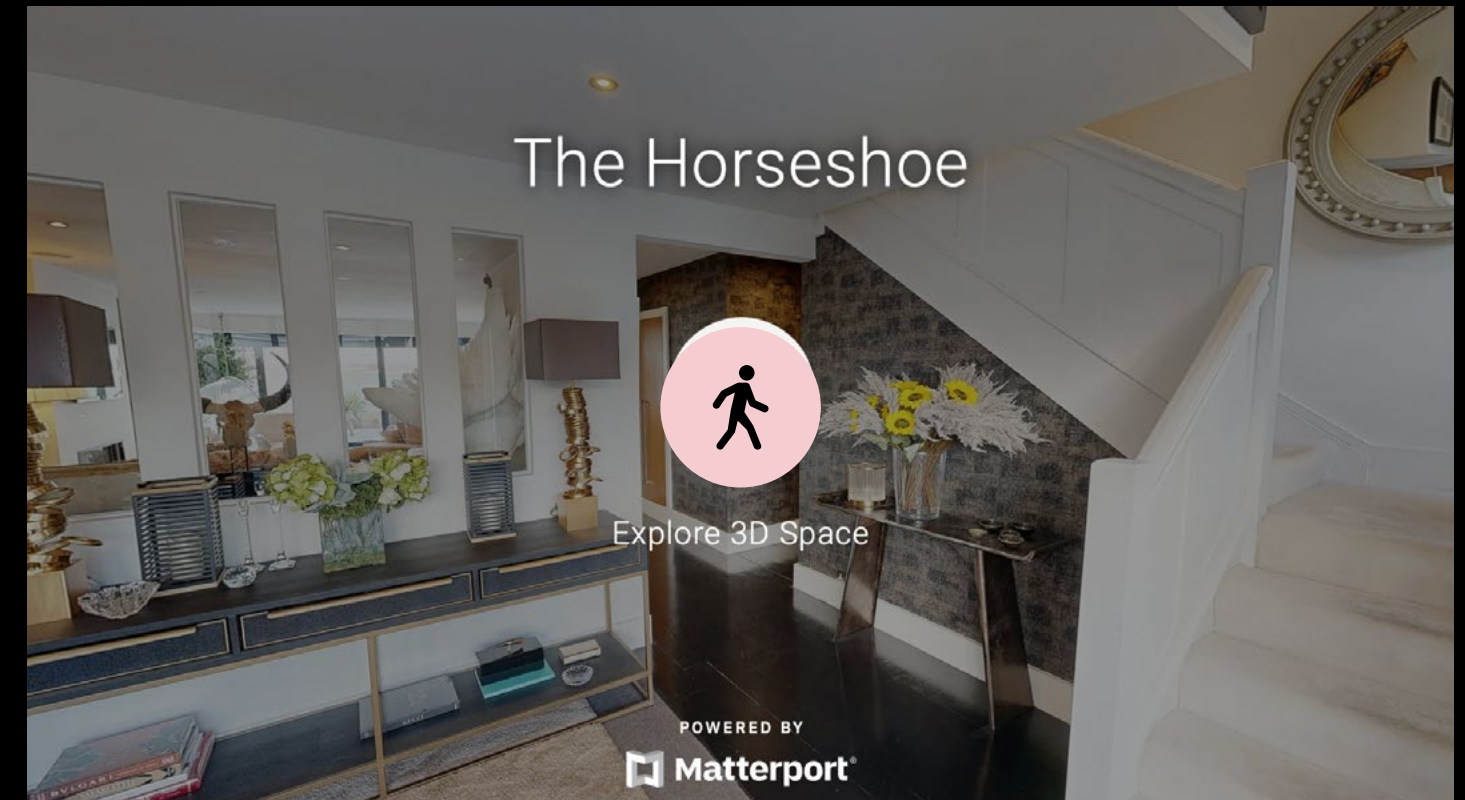
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

## The Horseshoe, Sandbanks Poole, BH13 7RW

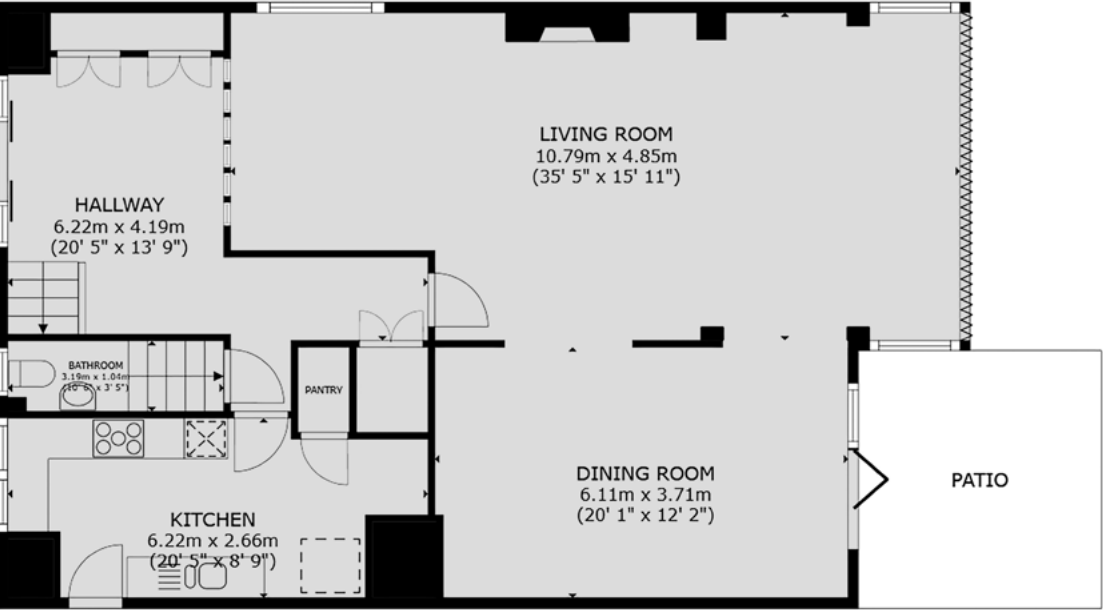
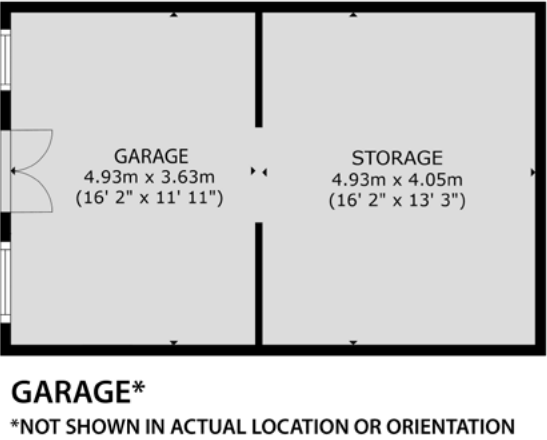
### GROSS INTERNAL AREA

House:	
Ground Floor:	1,243 sq. ft / 116 m <sup>2</sup>
First Floor:	971 sq. ft / 90 m <sup>2</sup>
Second Floor:	55 sq. ft / 5 m <sup>2</sup>
Total:	2,269 sq. ft / 211 m <sup>2</sup>
(Excluding reduced headroom 121 sq. ft / 11 m <sup>2</sup> )	

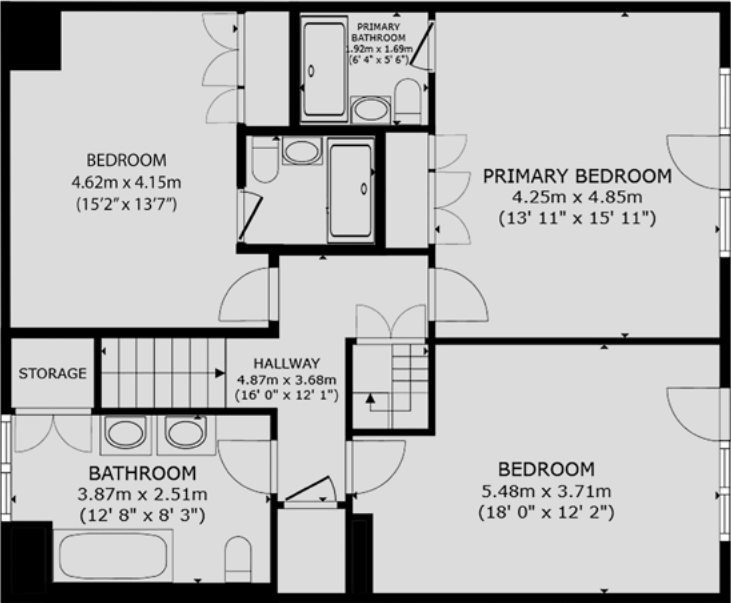
Garage/Storage:	413 sq. ft / 38 m <sup>2</sup>
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Overall Total:	2,682 sq. ft / 249 m <sup>2</sup>
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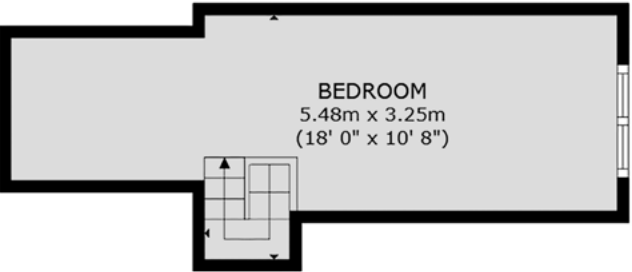
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Summary

The Horseshoe is a small and exclusive enclave of Sandbanks, tucked away in a quiet cul-de-sac and the houses are amongst a select few which can claim to have private sand at the bottom of the garden adjoining the beach.

Although relatively compact the property has, in our opinion, one of the best positions in the road with a simply stunning view of Poole Harbour which lays claim to amazing sunsets and an unusually animated seascape thanks to the paddle boarders, wind surfers and boats of all shapes and sizes which frequent the harbour.

There's an extensive private sun terrace directly outside the house but at the bottom of the garden near the beach and waters edge there's a specially constructed contemporary pavilion complete with retractable roof and a bar. Imagine watching the world go by from here on a summers' evening!

The house itself extends to nearly 2,700 square feet with four bedrooms and three bathrooms. This is a great lock up and leave home by the water although due to the premium similar properties on Sandbanks now command it might be suitable for remodelling or enlarging subject to the necessary consents.

# Details

Guide Price:	£3,900,000
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           £381,750** Additional Home   £576,750** ** based on guide price, correct as at 15.05.25
Local Authority:	BCP Council
Council Tax:	Band H 2024/2025           £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Exclusive cul-de-sac
- + Direct access to beach and waterfront
- + Amazing harbour views
- + Garden pavilion with bar
- + Private sun terrace
- + Potential to enlarge or remodel
- + Currently four beds, three baths
- + Walk to restaurants and yacht clubs
- + Good parking
- + Rare to the market



# Our team



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