

Luxury+Prestige

FLAG HOUSE

123 BANKS ROAD SANDBANKS, POOLE, BH13 7QQ



















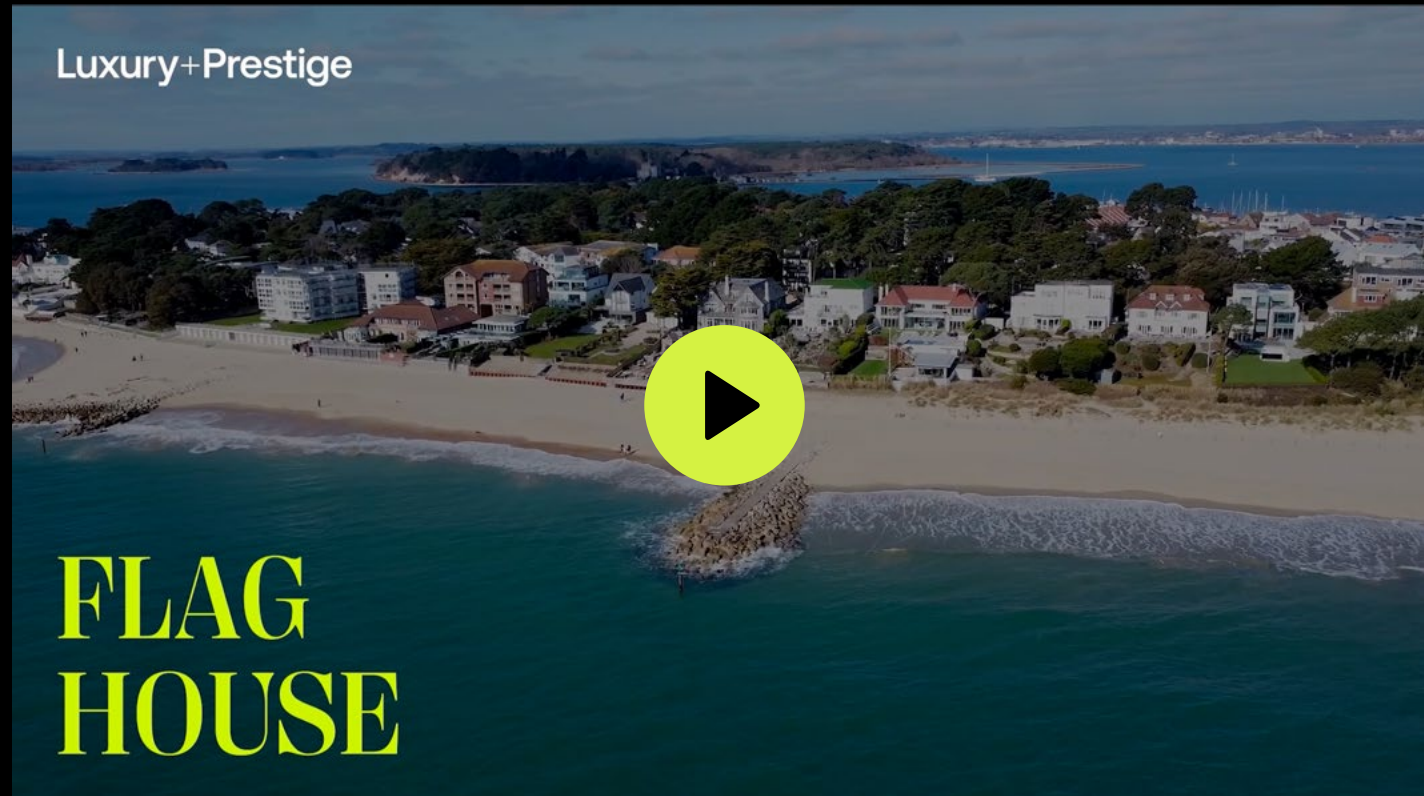








TAKE A STEP INSIDE



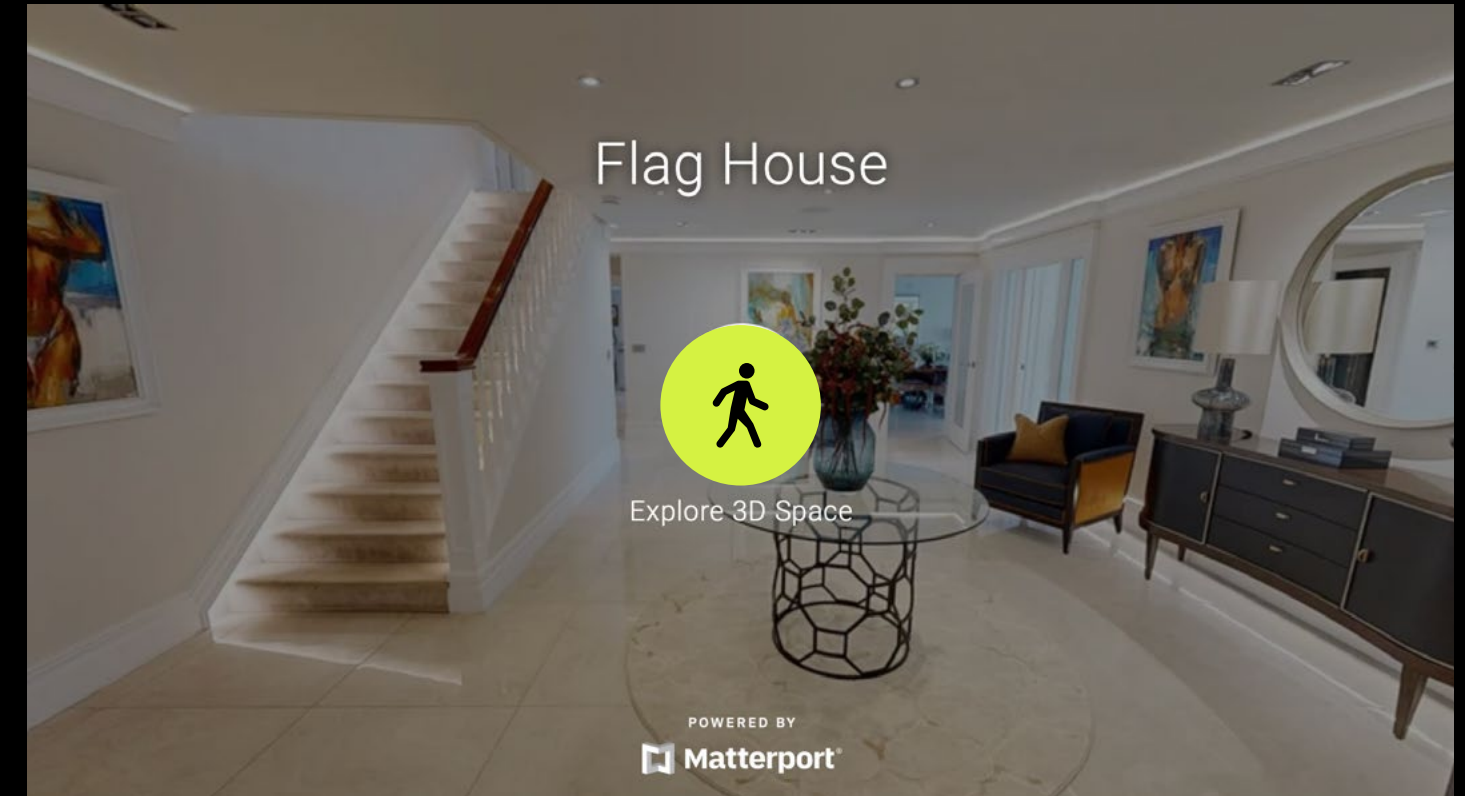
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Flag House, 123 Banks Road,
Sandbanks, Poole, BH13 7QQ

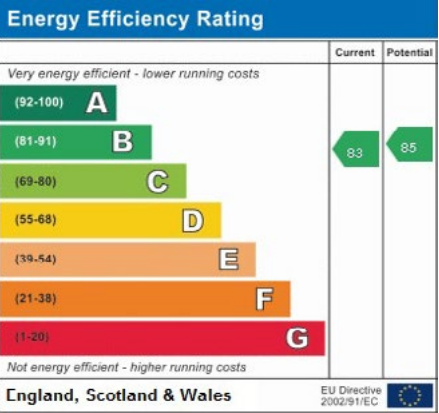
GROSS INTERNAL AREA

House:
Ground Floor: 3,812 sq. ft / 354 m²
First Floor: 3,104 sq. ft / 288 m²
Total: 6,916 sq. ft / 643 m²

Garage: 494 sq. ft / 46 m²
Gym/Studio: 554 sq. ft / 52 m²

Overall Total: 7,964 sq. ft / 741 m²

Sizes and dimensions are approximate, actual may vary.



Address:
Flag House

Summary

Flag House is a near perfect beachfront house on the world famous Sandbanks Peninsula

It occupies one of the finest beachfront plots along this highly exclusive strip of Banks Road with the benefit of sizeable grounds and simply beautiful views. The house is especially attractive - in fact it is a heritage asset - but the current owner has lavished millions of pounds on a no expense spared re-imagining of the interior as well as the exterior resulting in nearly 8,000 square feet of lavishly appointed built form. The kitchen family room opens directly onto the private sun terrace and although part of the room is dressed for formal dining it would be perfect for informal sitting too. The banquette seating features a bespoke table inspired by Sunseeker. The integrated appliances are by top manufacturers such as Wolf and Miele. Other luxuries include a fully fitted media room with state of the art cinema and pool table, a wine cellar and a fully fitted walk-in coats area. The house boasts five super bedrooms but without question the principal bedroom is the most opulent. Apart from amazing views there is a marble clad bathroom with Swarovski crystal taps and a hugely impressive dressing area which even the most ardent fashionista would struggle to fill. The house also benefits from air conditioning, network cabling and a Sonos system with discrete ceiling speakers. The luxury specification continues outside with a beautiful limestone terrace and a large outdoor swimming pool complete with safety cover and a separate hot tub. Limestone steps connect to the lower garden where there is a substantial single storey leisure pavilion complete with kitchen and shower facilities. Finally there is an additional lawn and terrace connecting to a private gate leading directly to one of the most stunning beaches anywhere in the UK.

Details

Guide Price:	£15,000,000
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 £1,713,750** Additional Home £2,463,750** ** based on guide price, correct as at 10.04.25
Local Authority:	BCP Council
Council Tax:	Band H 2025/2026 £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

- + Wonderful beachfront location
- + Incredible views
- + Nearly 8,000 square feet in total
- + Luxury bespoke kitchen
- + Incredible principal bedroom
- + Four guest bedrooms
- + Cinema and leisure studio
- + Air conditioning
- + Home office
- + Outdoor swimming pool & hot tub

Our team



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