

Luxury+Prestige

OSHUN

1 THE DRIVE, BRUDNELL AVENUE, CANFORD CLIFFS, POOLE, BH13 7NW













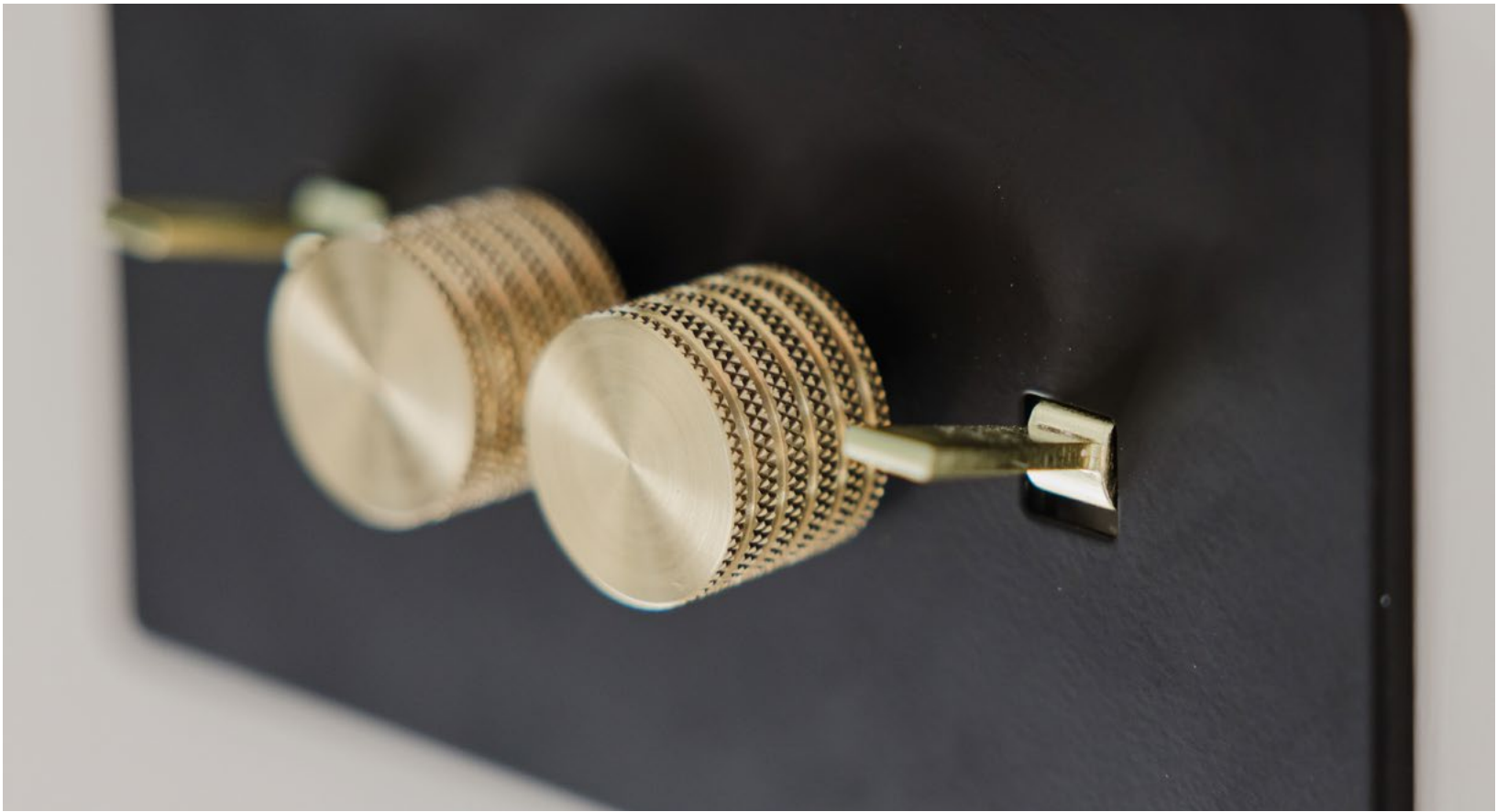














TAKE A STEP INSIDE



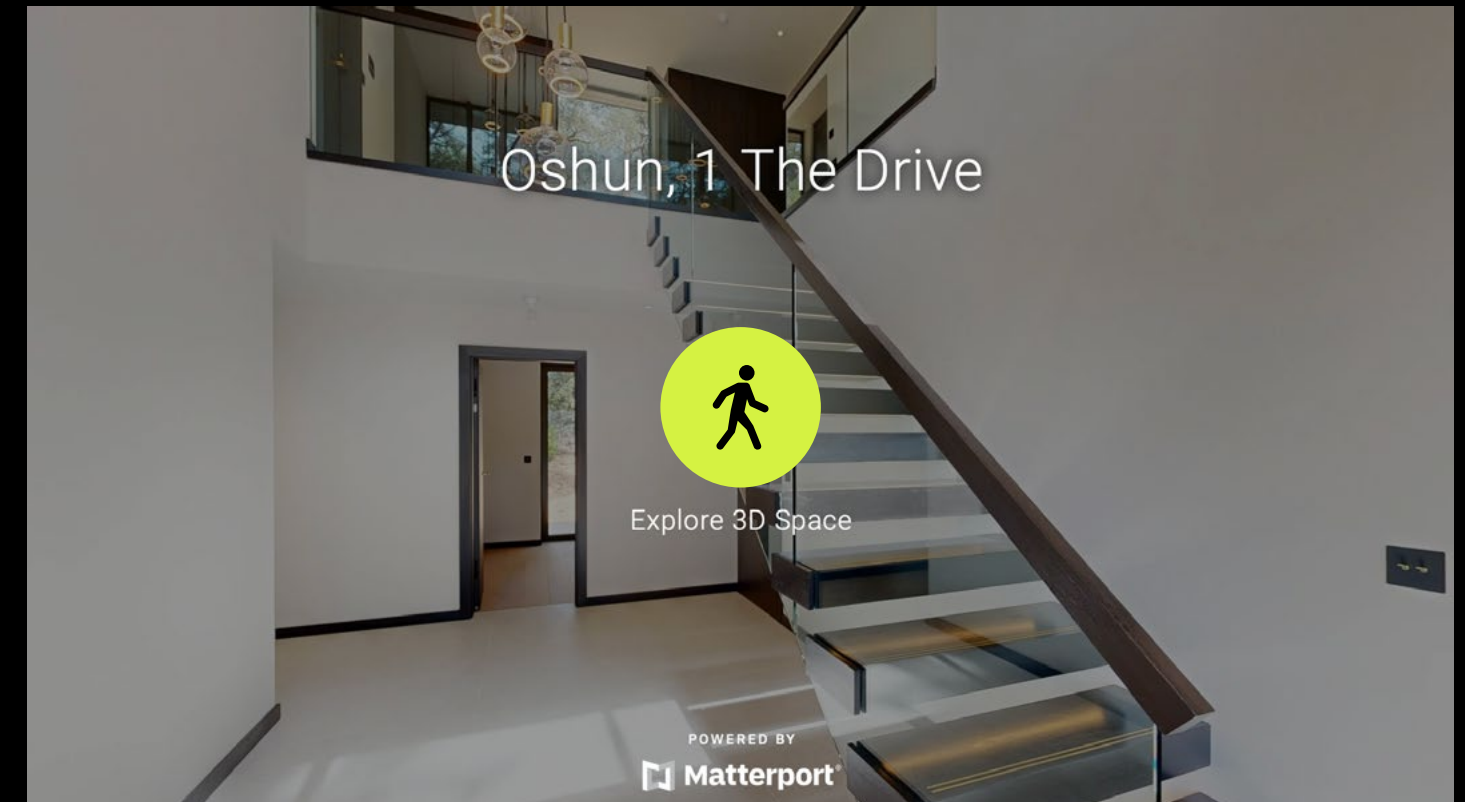
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Oshun, 1 The Drive, Brudenell Avenue
Canford Cliffs, Poole, BH13 7NW

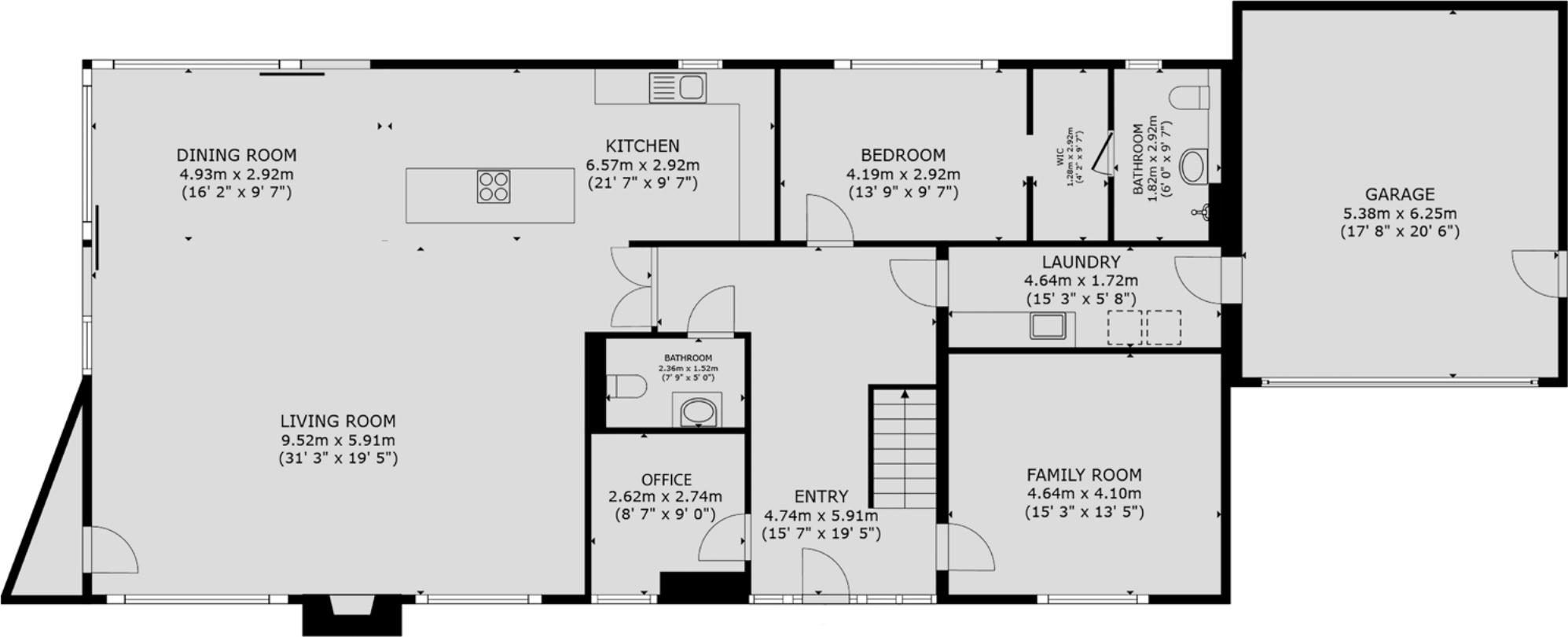
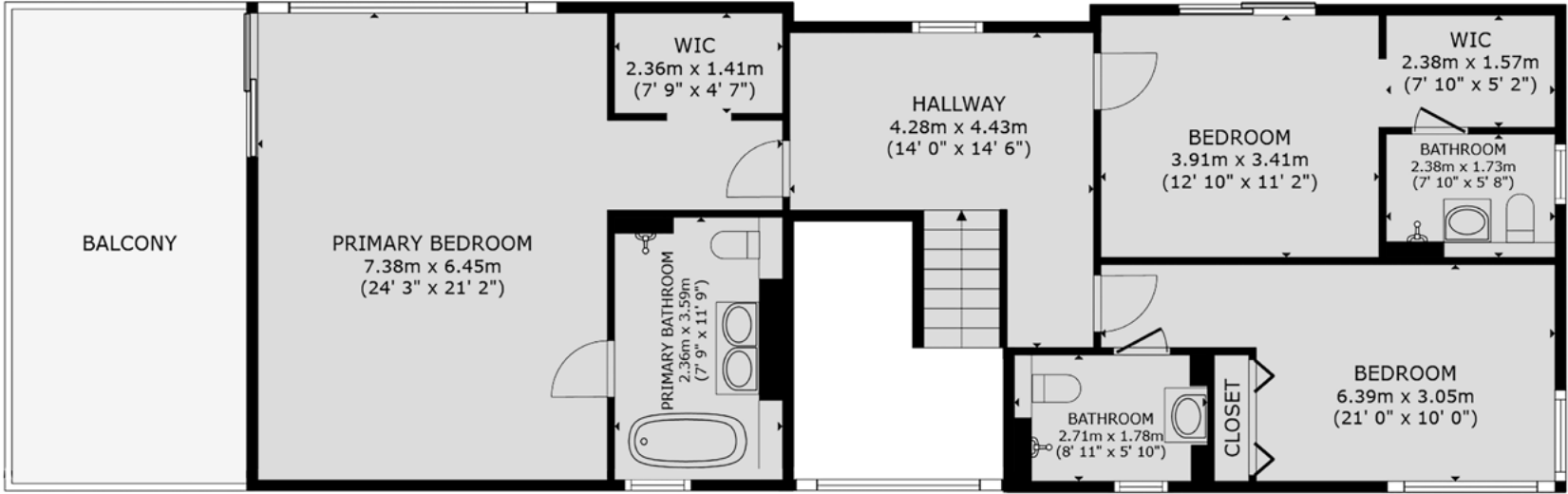
GROSS INTERNAL AREA

House:	
Ground Floor:	1,868 sq. ft / 174 m²
First Floor:	1,160 sq. ft / 108 m²
Total:	3,028 sq. ft / 282m²

Garage: 362 sq. ft / 34 m²

Overall Total: 3,390 sq. ft / 316 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Oshun is the latest development by DG Developmnnents, renowned luxury home specialists. It sits within a highly exclusive gated development of just four properties which have changed hands for up to £6.7M.

It can be found at the end of a private road known simply as "The Drive" just off Brudenell Avenue, another highly sought after location in itself. The shores of Poole Harbour are nearby and a waterside stroll of approximately 0.75 miles leads to the beach at Sandbanks. Parkstone Golf Club shares a boundary with Oshun and the view of the fairway at the 11th hole forms the backdrop to the simply stunning architecture.

Unusually for a contemporary house in this area it has strong horizontal emphasis with accommodation arranged over just two floors. There is a feeling of space and tranquility throughout and the connection to the natural environment outside is exceptional. There are a total of four bedrooms and four bathrooms, one of which is on the ground floor. The primary bedroom benefits from a private terrace and a walk in closet. The downstairs open plan living space can only be described as exceptional with large format picture windows and sliding doors framing the woodland views like works of art.

Details

Guide Price:	£3,950,000		
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	£387,750**	
	Additional Home	£585,250**	
	** 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

- + Brand new contemporary home
- + Exceptional two storey design
- + Part of an exclusive gated community
- + Golf course views
- + Convenient for Poole Harbour and beaches
- + Exceptional open plan living space
- + Additional sitting room and office
- + Four bedrooms, four bathrooms
- + Air source heat pump
- + Wonderful principal bedroom with private terrace

Our team



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