

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



LUXURY &
PRESTIGE
Exclusive Properties

Introduction



Please click on the image above to view our short video introduction to this property.

£5,250,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

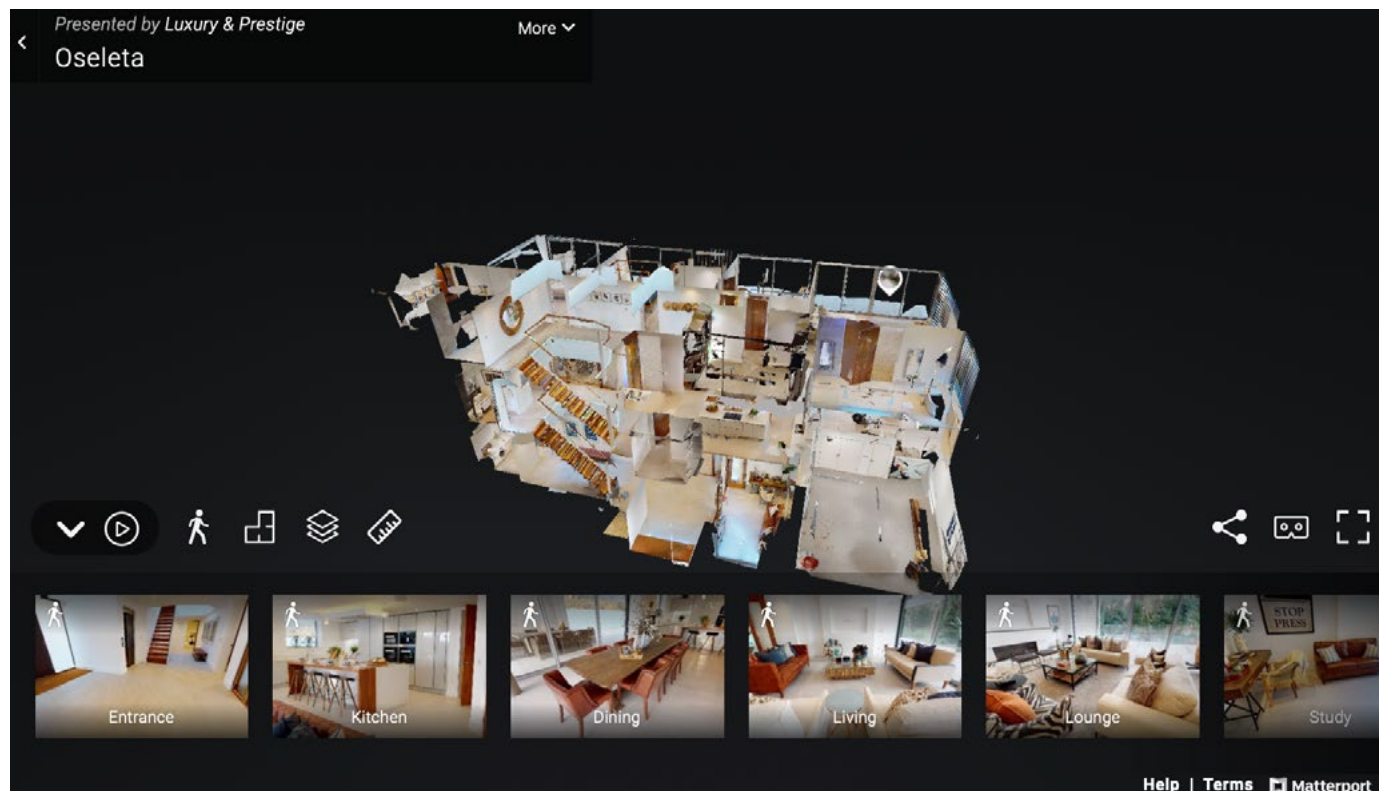
Interactive 3D Tour

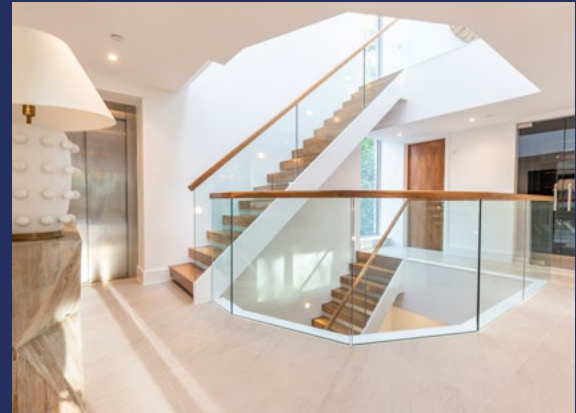
Can't wait to view in person?

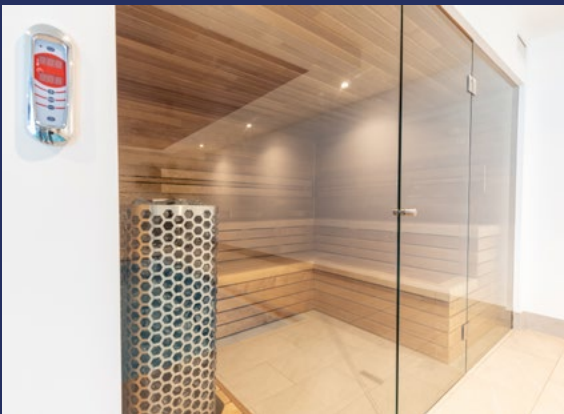
Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

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.



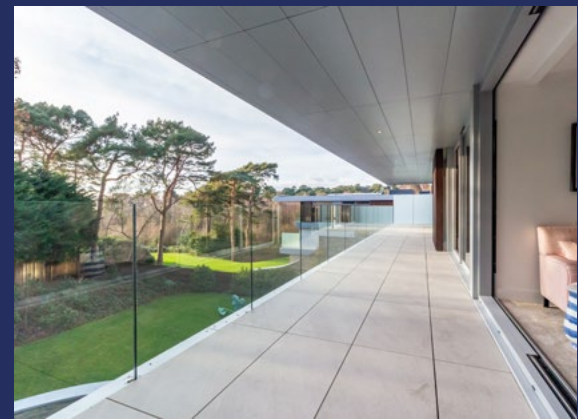












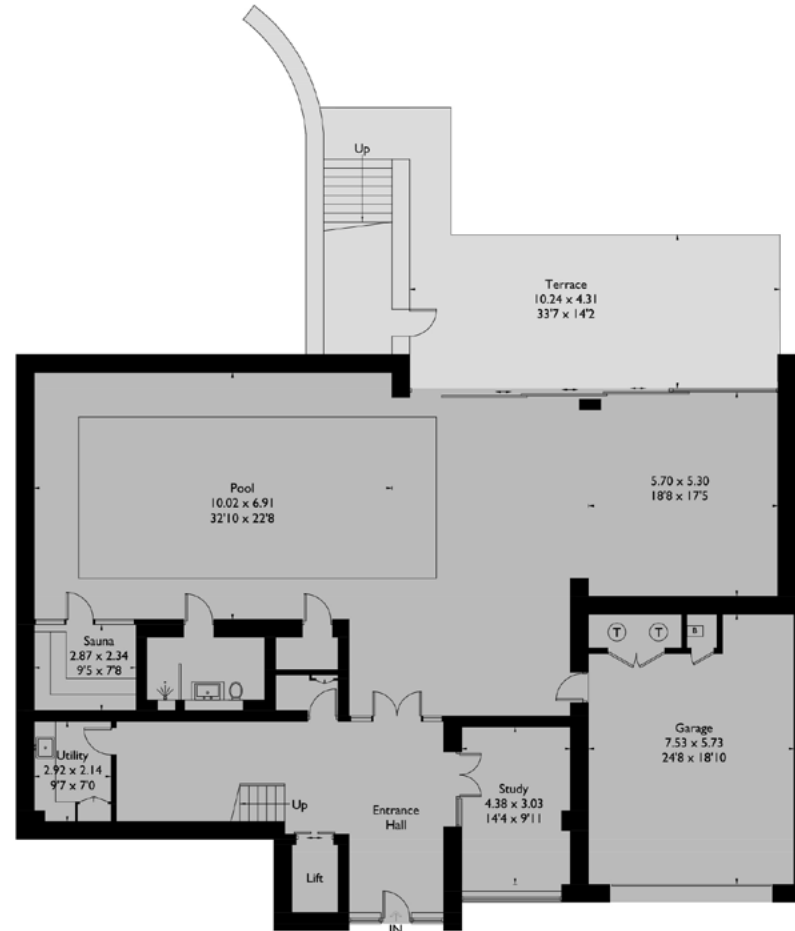


Orseleta, 1 The Drive, Brudenell Avenue, Poole, BH13 7NW

Approximate Gross Internal Area = 639.1 sq m / 6879 sq ft

Terracing = 254.5 sq m / 2739 sq ft

(Including Garage / Lift / Pool / Excluding Void)



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 220054

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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First Floor

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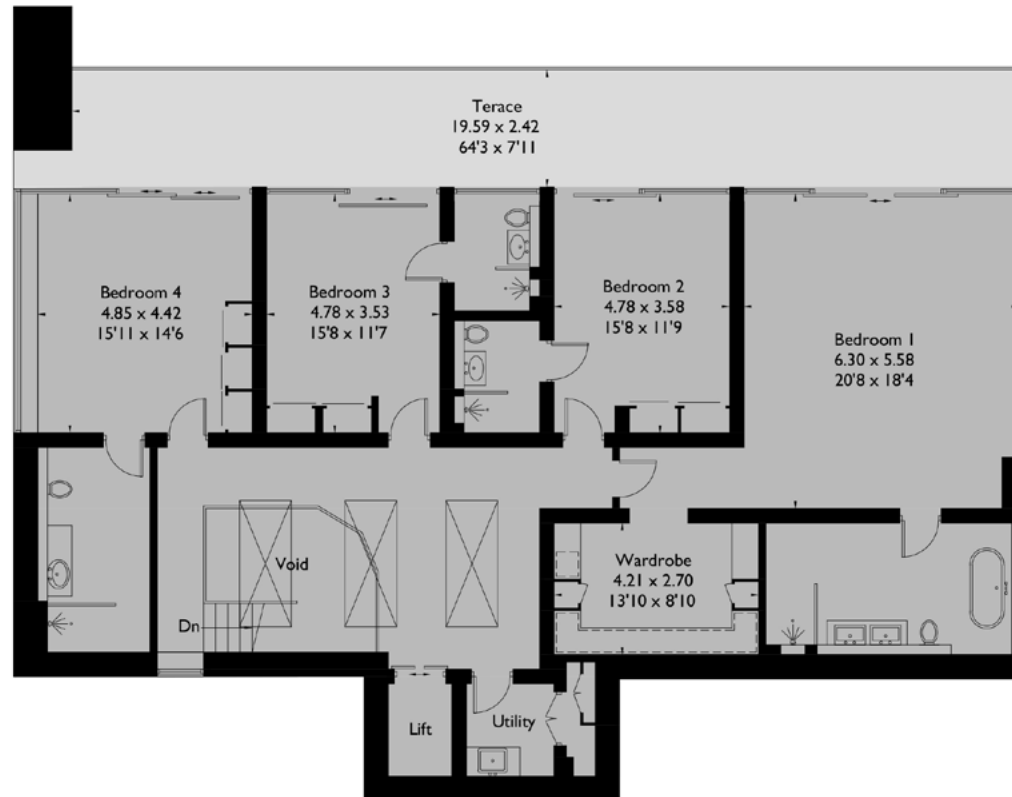
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(Including Garage / Lift / Pool / Excluding Void)



= Reduced headroom below 1.5m / 5'0"



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 220054

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Summary

Oseleta sits amidst a superb plot and is one of three properties forming one of the most exclusive gated communities on the South Coast. The location is surprisingly tranquil with close proximity to the Luscombe Valley Nature Reserve as well as Parkstone Golf Club. The development is located at the end of a long private drive just off Brudenell Avenue where Poole Harbour is virtually at the end of the road and the Sandbanks Peninsula is approximately 0.6 miles away.

The accommodation extends to some 6,879 square feet over three floors, all accessed via a lift but one of the stars of the show is the sheer volume of outside terracing - 2,739 square feet - which perfectly takes advantage of the sunny aspect and the mild climate for which the area is known. There is a unique covered terrace connecting to the main kitchen / family area which could be suitable for use all year around, especially with outside furniture, patio heaters and so on. The top floor is dedicated to the four bedroom suites including a huge master suite sharing a 64' sun terrace.

The ground floor includes an indoor swimming pool complex with a gym area and an impressive galleried reception hall. Add to that a hugely impressive specification with a wine cellar, a generous garden and guest parking for several cars and this amazing property has much to offer.

- Amazing contemporary architecture
- Private garden
- Exclusive gated development
- Tranquil setting
- Close proximity to harbour & beaches
- Huge amount of outside terracing
- Wine cellar
- Lift to all floors
- Integral double garage
- Indoor swimming pool complex

Guide Price: £5,250,000

Tenure: Freehold

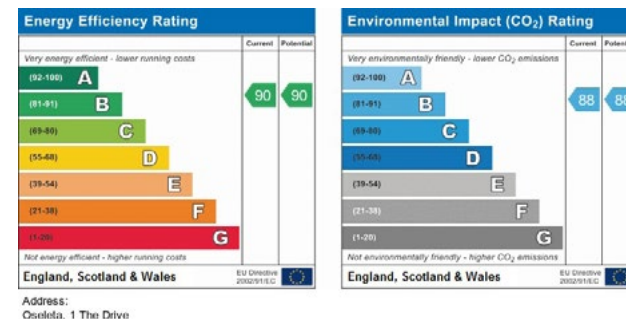
Stamp Duty: Main Home £528,750*
Additional Home £686,250*
(*based on guide price)

Lease Length: N/A

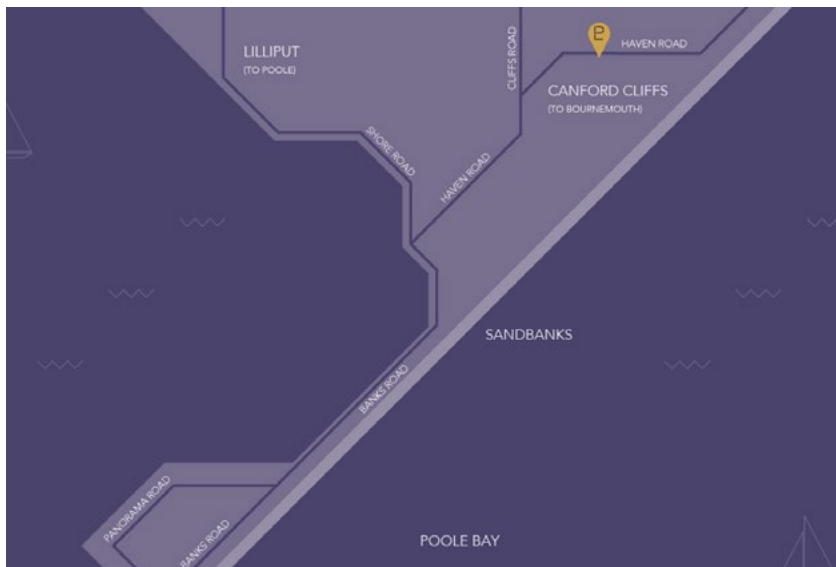
Maintenance: N/A

Council Tax: Band H
(2020/2021 £3,631.78)

Energy Performance Certificate:



Get in Touch....



IN PERSON:

We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.

BY PHONE:

01202 007373

BY EMAIL:

info@luxuryandprestige.co.uk

PROPERTY REF:

0230



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

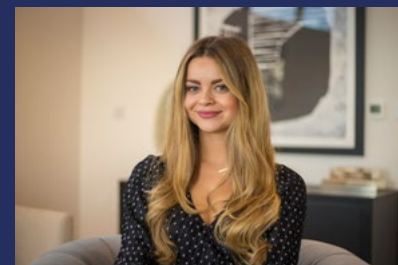


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Exclusive Properties

David Chissell
07795 835647
david@luxuryandprestige.co.uk



Harriet Towing
07809 908718
harriet@luxuryandprestige.co.uk



Joanna Miller
07902 340687
jo@luxuryandprestige.co.uk



Steve Isaacs
07970 878106
steve@luxuryandprestige.co.uk

