

## Stillwater

23 Shore Road  
Sandbanks, Poole  
Dorset BH13 7PJ





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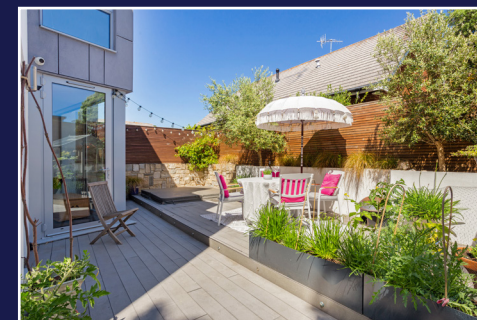
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Sandbanks, Poole  
Dorset BH13 7PJ

Price Guide £2,475,000

A perfect opportunity to acquire a stylish executive Sandbanks residence only seconds away from one of the area's golden sandy beaches which stretches along the coastline for 7 miles in one of the UK's most sought after and affluent areas.

## Summary & Features

- Ideal holiday or main home
- 4/5 double bedrooms • 5 bath/shower rooms
- Choice of reception rooms
- Fantastic open plan kitchen/living/dining/reception
- Air conditioning to principal bedroom
- Short stroll to the beach
- Panoramic views across Poole Harbour
- Gated with plenty of parking
- Integral garage • 2 large sun terraces
- ICW warranty





With Poole Harbour just across the road, outstanding views can be enjoyed from all the principal rooms and extensive water sport facilities are easily accessible.

Laid out over four floors the accommodation extends to 3,275 sq ft of bold and cutting edge interiors. The property was constructed by one of the area's leading developers for his family's own occupation and attention to detail is evident in this fantastic home.

The interior has a highly contemporary urban feel and the specification includes gas fired under floor heating throughout with finishes to include reclaimed timber and natural stone feature walls, polished concrete flooring, luxury carpeting, high end appliances and sanitary ware with brand names to include Gaggenau, Lacanche, Porcelenosa, Duravit and Vitra.

Set behind electric security gates there is a covered car port, an automatic car turntable and plenty of parking.

On entry you are welcomed by a generous entrance hall with access into the gymnasium and shower room as well as the integral garage.



On the first floor there is a 32 ft x 19 ft open plan lifestyle room which is zoned for relaxing and dining as well as the stunning kitchen which features a large central stone topped island, a Lacanche duel fuel range cooker, wine fridge and concealed preparation area.

There are full height sliding patio doors which open to one of the large decked sun terraces, ideal for soaking up the sun and enjoying the wonderful harbour views. Also on this floor there is a great size utility/laundry room, study/bedroom 5 and cloak room.

On the second floor there is a separate and more formal living room on the harbour side and to the rear, there are two double bedrooms, one with en-suite shower room, and a separate stylish family bathroom.

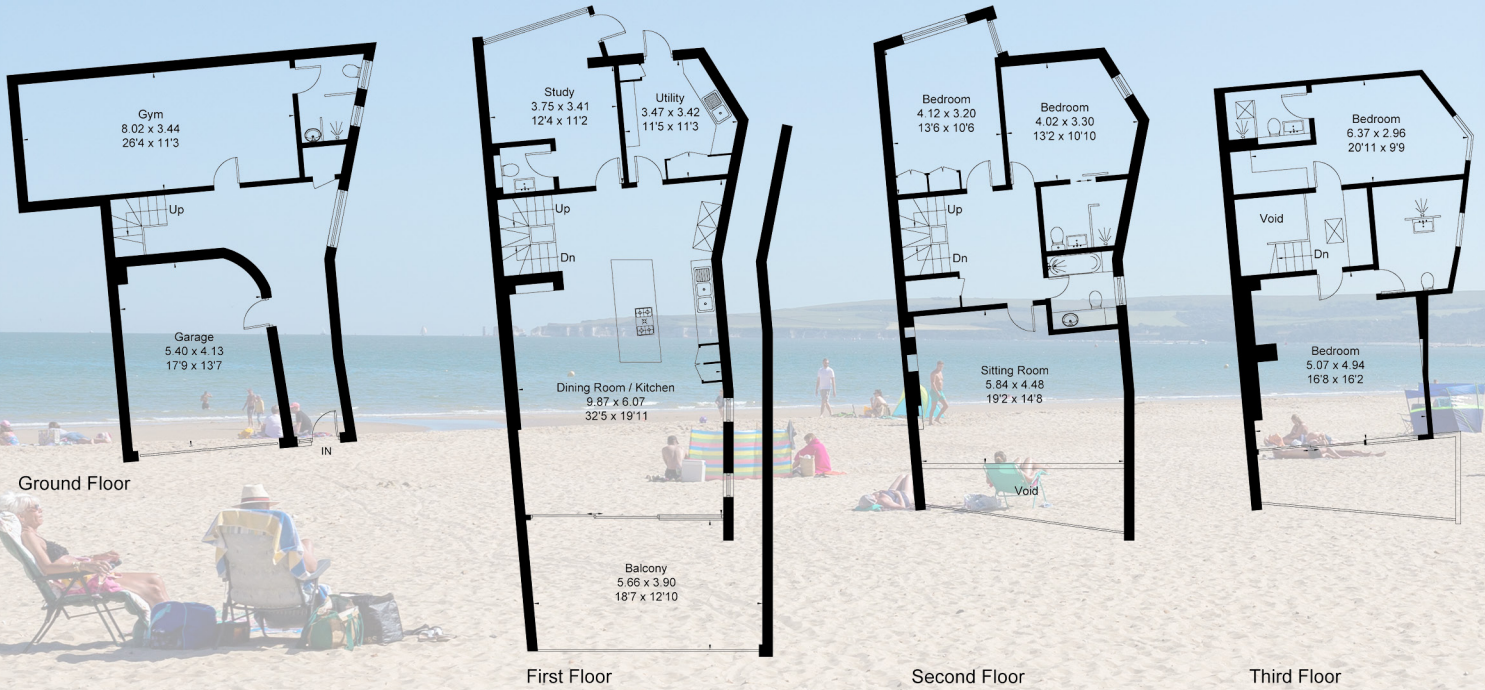
Bedroom 2 with its own en-suite shower room and dressing room is located on the third floor as is the front facing principal bedroom with its own large sun terrace, a sumptuous bathroom which, as you would expect comes with the best views of all.

With ease of maintenance in mind, the outside space to the rear is a pretty decked courtyard garden in which to enjoy al fresco dining, lounging in the sun or relaxing in the hot tub amongst well established planted areas.





Approximate Area = 304.2 sq m / 3274 sq ft (Excluding Voids)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 301047

## Lloyds Property Group

PROPERTY NAME  
23 Shore Road

LOCATION  
Sandbanks BH13 7PJ

APPROXIMATE MEASUREMENTS  
Total Floor Area = 3,274 SqFt  
COUNCIL TAX  
Band H BCP (Poole)

VIEWING ARRANGEMENTS  
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*Illustration for identification purposes only, measurements are approximate, not to scale*