



Linksview Brudenell Avenue, Canford Cliffs, Poole BH13 7NW
£2,975,000 Freehold





A VERSATILE FAMILY HOME in an idyllic setting just moments from Poole Harbour, Links View enjoys a commanding position within wonderfully private and peaceful grounds adjoining Parkstone Golf Course.

- EXCEPTIONAL FAMILY RESIDENCE
- PRIVATE DRIVE
- PLANNING PERMISSION FOR SEPARATE ULTRA-MODERN DETACHED HOUSE
- EXTREMELY VERSATILE ACCOMMODATION
- SHORT WALK TO BEACHES
- ALMOST 5,000 SQFT

Property Comprises

Links View is a substantial family residence which boasts exceptionally versatile accommodation and also has the premium benefit of having approved planning permission for a separate detached, ultra-modern home within the grounds.

This property is set in a premier location and is perfectly positioned at the end of a quiet and exclusive private drive located just off Sandbanks, where some of the area's most valuable homes can be found. It occupies a wonderful plot backing onto Parkstone golf course and offers superb privacy and seclusion while being only moments away from the world famous Poole Harbour.

Links View is a beautiful home which was constructed approximately 20 years ago. Since then the current owners have carefully looked after and maintained the property to a high standard and have extended and sympathetically enhanced the property in many ways, creating the beautiful home you see today. Arranged over three floors and spanning an impressive 4951 sq feet of accommodation, this property could easily suit a wide range of buyers due to the intelligently designed layout. Internally you have six generous bedrooms, six well appointed bathrooms and four large reception rooms. There is a duplex annex with its own private entrance which is currently seamlessly being integrated into the main house, but could equally be self-contained and kept separate. This is truly the ideal space for older children, visiting relatives or as a separate holiday home rental.

Within the generous grounds of Links View the current owners have been successful in obtaining planning permission for an ultra-modern separate detached dwelling which would sit side by side with the existing property. This exciting opportunity presents any new buyers with many options. The proposed house is arranged over three floors and spans approximately 3453 sq ft of modern accommodation. Full plans available on request.

Location

Links View straddles the border of Canford Cliffs and Sandbanks, affording the best of both worlds with a private and set back location but having excellent access to the local amenities that both locations provide.

Internationally acknowledged, Sandbanks and the surrounding area of Evening Hill boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sport or simply lazing on the beach in the sun.

The beautiful award winning sandy beaches are close by while the open sea offers some of the best sailing and coastline right on your doorstep. The Sandbanks Chain Ferry crosses the short stretch of water across to the Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside.

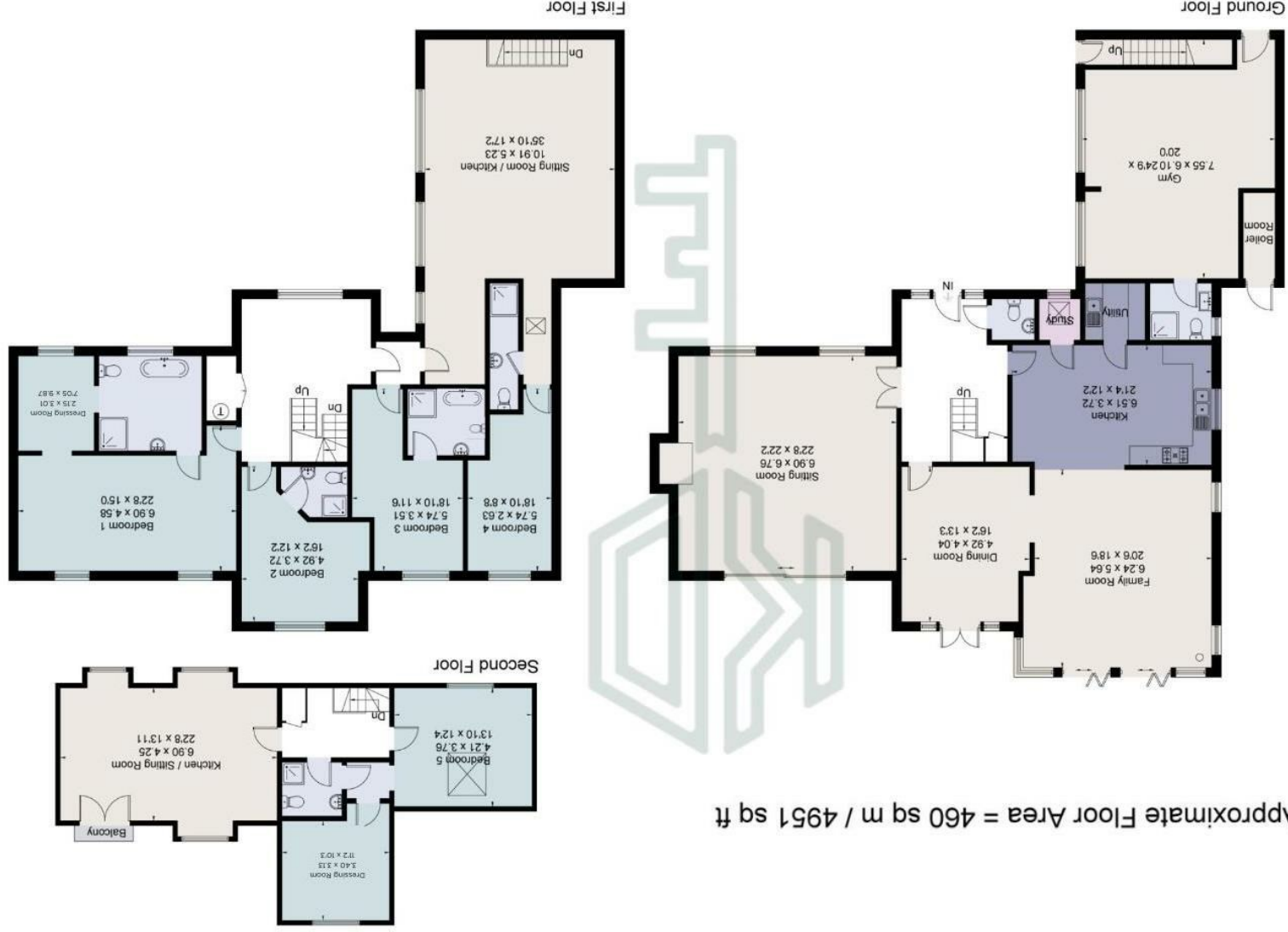
For eating out, the wonderful Rick Stein's restaurant, next to Tailor Made's office, is very popular and across the chain ferry is also the delightful The Pig on the Beach and Shell Bay fish restaurant. The area's favourite Chinese restaurant, the renowned Ocean Palace, is located inside Harbour Heights Hotel.

Sandbanks is also the home to the Royal Motor Yacht Club and Sandbanks Yacht Club.





Approximate Floor Area = 460 sq m / 4951 sq ft



All room dimensions given above are approximate measurements
 These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
 • Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
 • They do not constitute an offer of contract for sale.
 • Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - average running costs	C
Some energy efficiency - higher running costs	D
Not energy efficient - higher running costs	E
Very poor energy efficiency - highest running costs	F
Very poor energy efficiency - highest running costs	G
Very poor energy efficiency - highest running costs	H
Very poor energy efficiency - highest running costs	I
Very poor energy efficiency - highest running costs	J
Very poor energy efficiency - highest running costs	K

Energy Efficiency Rating: **77**

Environmental Impact (CO₂) Rating: **77**

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - average CO ₂ emissions	C
Some environmental impact - higher CO ₂ emissions	D
Not very environmental impact - higher CO ₂ emissions	E
High environmental impact - highest CO ₂ emissions	F
Very high environmental impact - highest CO ₂ emissions	G
Very high environmental impact - highest CO ₂ emissions	H
Very high environmental impact - highest CO ₂ emissions	I
Very high environmental impact - highest CO ₂ emissions	J
Very high environmental impact - highest CO ₂ emissions	K

Environmental Impact (CO₂) Rating: **77**