



HARBOUR VIEW

Poole, Dorset





A BEAUTIFULLY APPOINTED FAMILY HOME

In one of the most desirable coastal locations in the UK, with breathtaking harbour views and access to the finest aspects of waterfront living

Summary of accommodation

Entrance Hall | Open-plan Kitchen / Breakfast Room | Sitting Room | Dining Room
Principal Bedroom Suite with Dressing Room and En Suite | Guest bedroom with en suite
Two further bedrooms | Family bathroom | Study
Utility Room | Two Full-width Balconies | Integral Double Garage | Extensive Off-road Parking

In all approx. 3,659 square feet

Local Authority: Bournemouth, Christchurch and Poole Council

Council Tax band: H

Tenure: Freehold



LOCATION

Harbour View is ideally located between the tranquil waters of Poole Harbour and the award-winning sandy beaches of Sandbanks, just 150 metres from the harbour and 350 metres from the coast. Set within the exclusive Canford Cliffs area, this highly sought-after location combines privacy with easy access to a thriving local waterside lifestyle.

Sandbanks is renowned for its golden Blue Flag beaches, which are among the finest in the UK, ideal for swimming, paddleboarding, and coastal walks. The area is home to a selection of well-regarded restaurants and cafes, including Rick Stein's restaurant, known for its relaxed waterside dining and fresh seafood. Also nearby are boutique wellness studios, yoga spaces, and health-focused eateries, making this a hub for those seeking an active and balanced coastal lifestyle.

Local transport links are superb, with direct rail services to London Waterloo in about 2 hours from Poole and major road networks connecting to Southampton, Winchester and beyond.









DESCRIPTION

Positioned to capture panoramic views of Poole Harbour, this beautifully presented family home offers a rare opportunity to enjoy coastal living. Set across three floors and offering approximately 3,200 sq ft of accommodation, the property is designed to maximise natural light and the stunning outlook.

The main entrance opens into a generous hallway leading to the principal living floor. A spacious open-plan kitchen and dining area flows into two well-appointed reception rooms, ideal for entertaining or family life. Floor-to-ceiling glazing opens onto a full-width balcony, the perfect vantage point for enjoying sunsets over the water.

The top floor hosts two guest bedrooms and a family bathroom, while the principal suite occupies the full width of the house, complete with dressing room, en suite, and private balcony overlooking the harbour. From here, the ever-changing activity of the water can be fully appreciated—from yachts and paddleboarders to ferries and wildlife.

On the lower level, a flexible suite of rooms currently includes a bedroom, bathroom, and home office, with scope for a gym, cinema, games room, or guest annex, subject to consents. This floor benefits from private external access and connects to the integral double garage and driveway.



GARDENS AND GROUNDS

The house is approached via an attractive landscaped entrance with extensive off-road parking. The rear of the property opens onto well-kept gardens, creating a private outdoor space that complements the coastal setting.

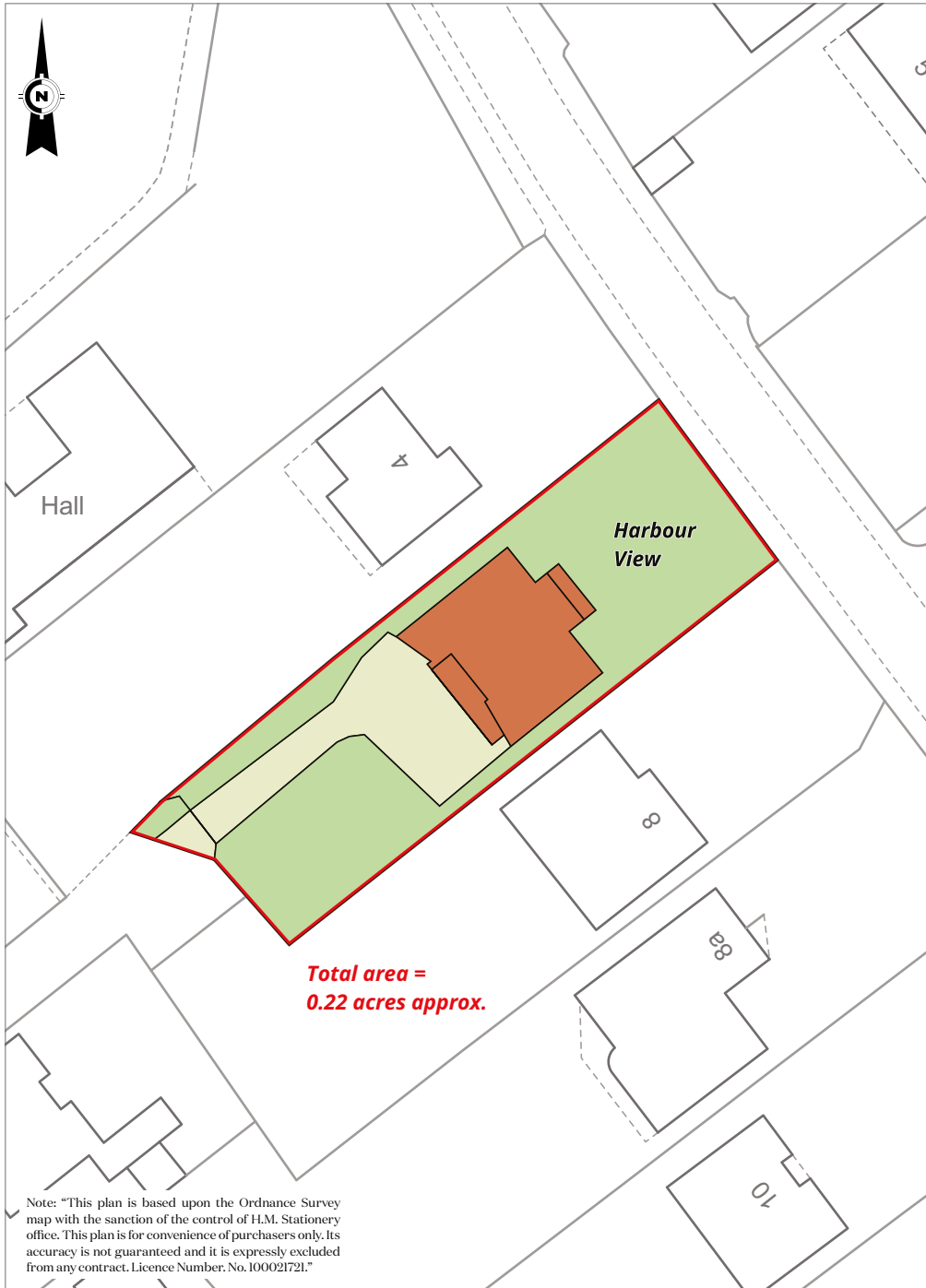
PROPERTY INFORMATION

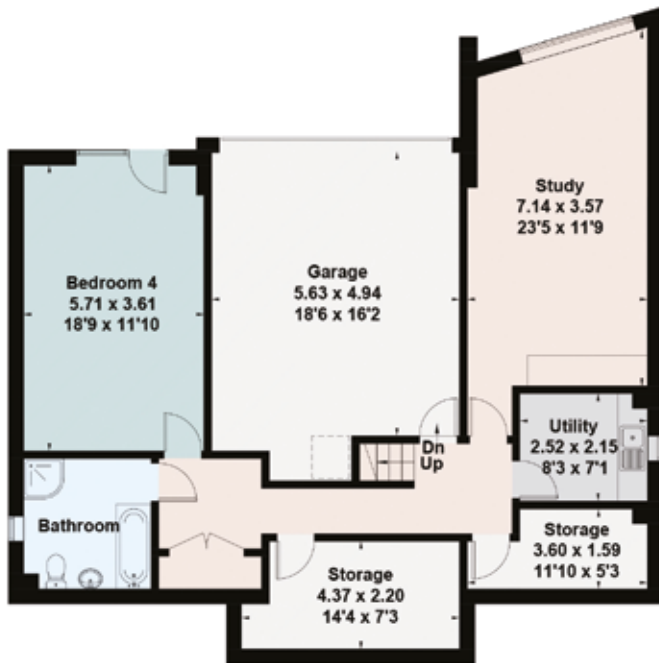
Services: Mains electricity, water, drainage and gas.

EPC Rating: C

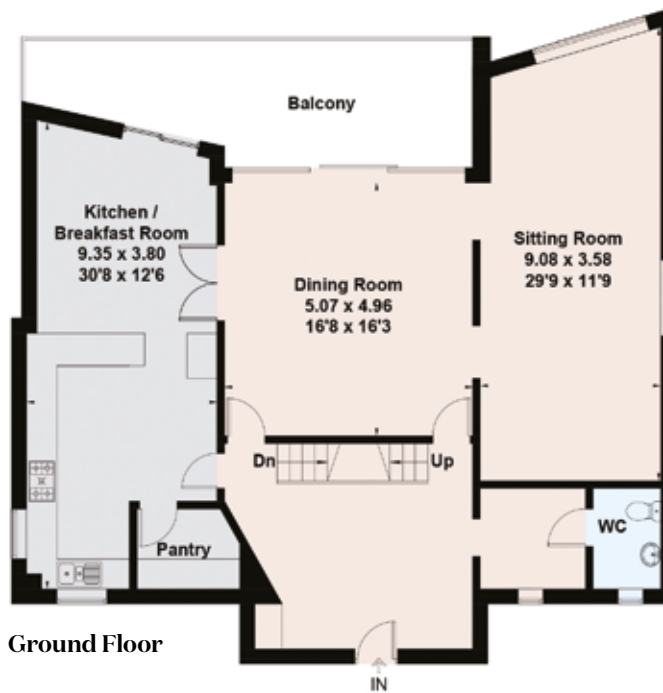




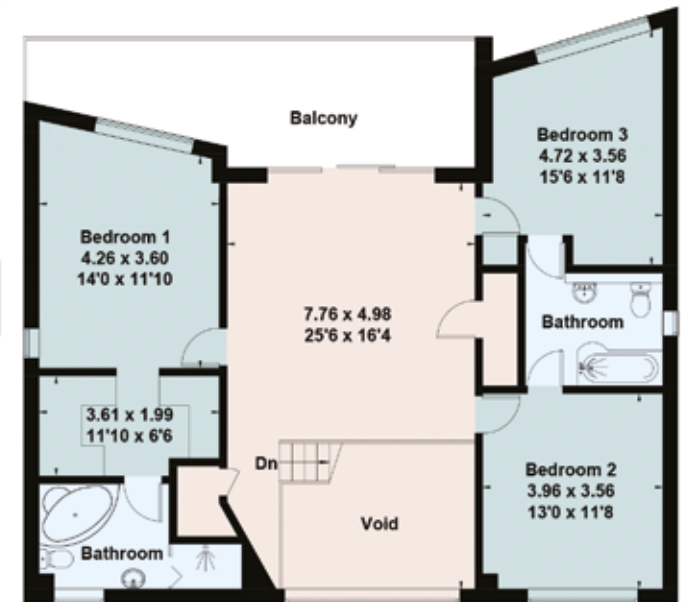




Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area:
340.0 sq m / 3,659 sq ft (excluding void)

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

We would be delighted
to tell you more.

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