

Luxury+Prestige

4 BRUDENELL ROAD

SANDBANKS, POOLE, BH13 7NN















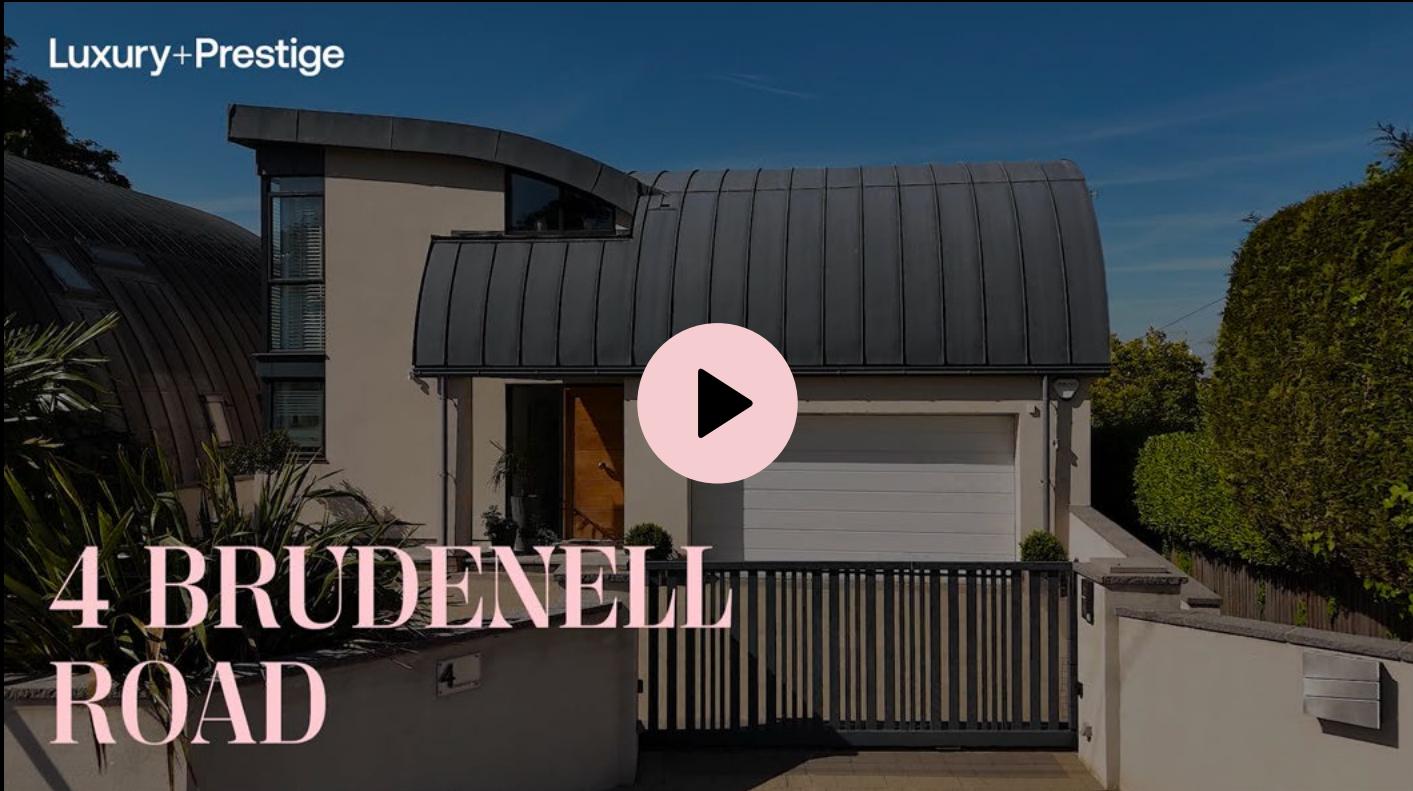








TAKE A STEP INSIDE



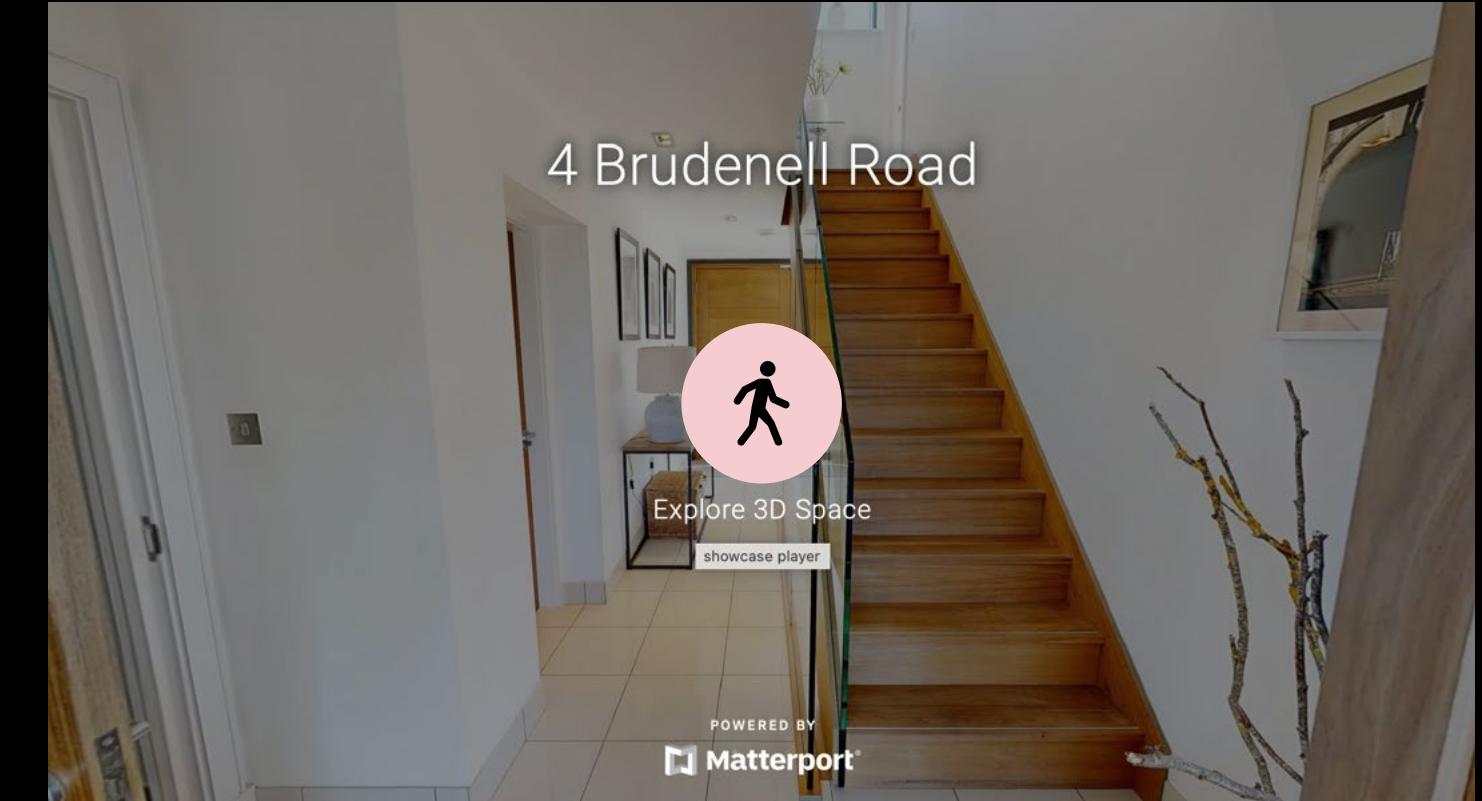
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

4 Brudenell Road, Sandbanks
Poole, BH13 7NN

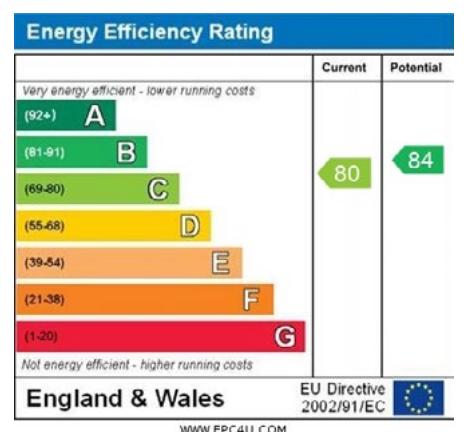
GROSS INTERNAL AREA

House:
Ground Floor: 1,187 sq. ft / 110 m²
First Floor: 716 sq. ft / 67 m²
Second Floor: 976 sq. ft / 91 m²
Total: 2,879 sq. ft / 268 m²

Garage 323 sq. ft / 30 m²

Overall Total: 3,202 sq. ft / 298 m²

Sizes and dimensions are approximate, actual may vary.



Luxury and Prestige

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Summary

A highly unusual and stunning contemporary home presented in impeccable condition throughout.

Brudenell Road is an especially sought after spot, literally one road back from the serene waters of Poole Harbour from which there is level walk of around 0.5 miles to some of the country's most acclaimed beaches at Sandbanks.

The built form extends to around 3,200 square feet meaning that there is an abundance of space on offer and the accommodation comprises four bedrooms, four bathrooms, an open plan lifestyle room which zones for kitchen, informal dining and relaxed sitting as well as two further receptions at garden level which could be suitable for a number of uses. The rear of the house faces southwest making it ideal for sun worshippers and there are even harbour glimpses from the top floor. The open plan lifestyle room benefits from a private sun balcony and the luxurious contemporary kitchen features a peninsula complete with breakfast bar.

The interior is beautifully appointed and complemented by a simply stunning rear garden which features a wonderful landscape design with a choice of seating and al-fresco dining options.

Details

Guide Price: £1,995,000

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 £153,150**
Additional Home £252,900**

** based on guide price, correct as at 13.05.25

Local Authority: BCP Council

Council Tax: Band H
2025/2026 £4,509.88pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + Ideal for sun worshippers
- + Harbour glimpses
- + Close to Poole Harbour
- + Convenient for beaches
- + Stunning contemporary design
- + Approximately 3,200 square feet
- + Four bedrooms, four bathrooms
- + Open plan lifestyle room
- + Flexible layout
- + Beautiful garden

Our team



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