

PS



Rhode House, 10 The Horseshoe, Sandbanks - BH13 7RW

Offers Over £3,000,000



# Rhode House

## Sandbanks Peninsula

Occupying a privileged waterfront position overlooking Poole Harbour, Rhode House forms part of an exclusive collection of just three contemporary homes. Together, they enjoy the rare benefit of jointly owning the immediate foreshore and private jetty, creating a direct connection to the water. For those seeking a refined lock up and leave residence, the neighbouring yacht club offers a restaurant, gym and marina facilities. Beyond a private gate, a sheltered Mediterranean style courtyard provides a sunny, low maintenance arrival before the accommodation unfolds through a series of light filled living spaces, all orientated towards the harbour panorama. The principal terraces face west, capturing exceptional sunsets, whilst the open bay aspect also welcomes sunlight from the south throughout the day.

- Contemporary waterside home
- Incredible sunset horizons
- Uninterrupted views from every floor
- 5 bedrooms, 5 ensuite bathrooms
- Private Jetty
- Hard standing for boats, kayaks & paddle boards
- Large alfresco dining terrace
- South facing private enclosed garden
- Secure underground parking with 2 allocated parking spaces & separate garage
- Total Area: 4,400 sq.ft including balconies & integrated boat storage & dedicated wet room
- £4,000 per annum Service Charge
- £350 per annum Ground Rent
- Council Tax Band H £4799.98
- Energy Efficient EPC Rating: B



The kitchen sits at the heart of the home, with living and dining spaces arranged across gentle changes in level and drawn towards the harbour beyond. Floor to ceiling glazing and sliding doors connect seamlessly to terraces and balconies above the water, creating a natural flow shaped by light and views.

The first floor is devoted to bedroom accommodation. The principal suite enjoys a private balcony with harbour views, a luxurious en suite bathroom and a separate dressing room. Two further en suite bedrooms on this level each benefit from fitted wardrobes and southerly balconies.

The lower ground floor offers exceptional flexibility, with two generous en suite rooms opening onto a large terrace with gated access. Currently arranged as an entertainment space with concealed bar and a bedroom suite, this level is well suited to guest accommodation or independent living.

A storage area accessed directly from the slipway provides space for watersports equipment and small craft, with an adjoining wet room ideal for returning from the water. The wider area also allows for vehicle parking or conversion into a gym or games space.

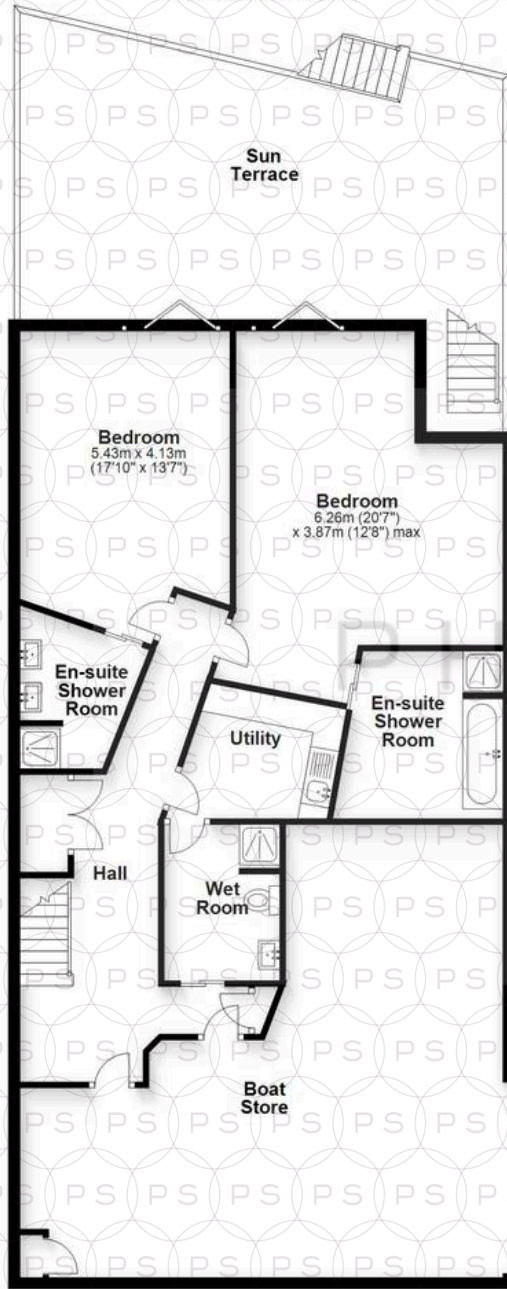
Additional features include hard standing and jetty access for boats and paddleboards, a private garage and secure underground parking. The house is fully automated with Control4, alongside underfloor heating and solar panels.

#### **LOCATION:**

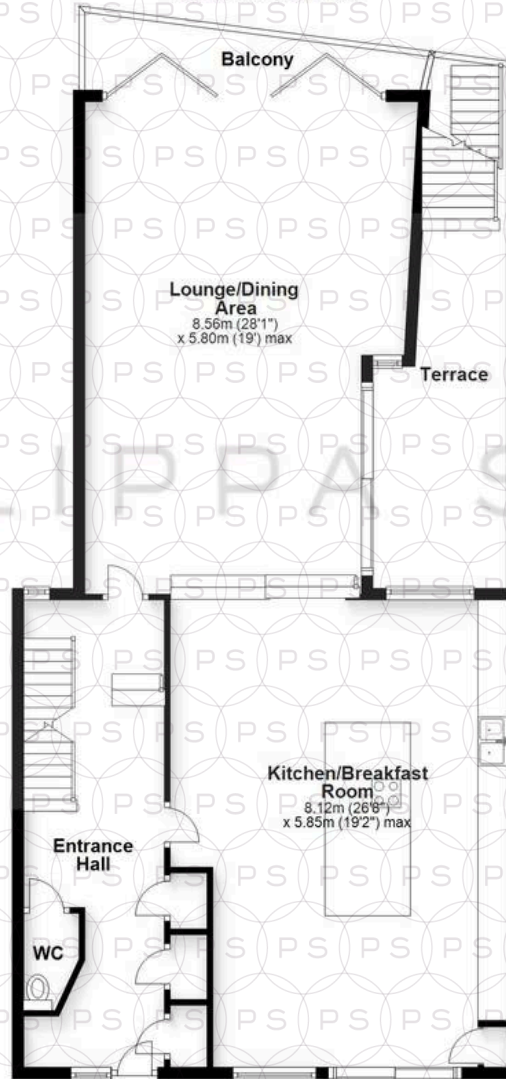
Set on the Sandbanks Peninsula on the edge of Europe's largest natural harbour, the house enjoys immediate access to sheltered waters and sandy beaches within walking distance. The chain ferry connects easily to Studland and the Jurassic Coast, with local dining and village amenities close by and mainline rail services to London Waterloo in approximately two hours.



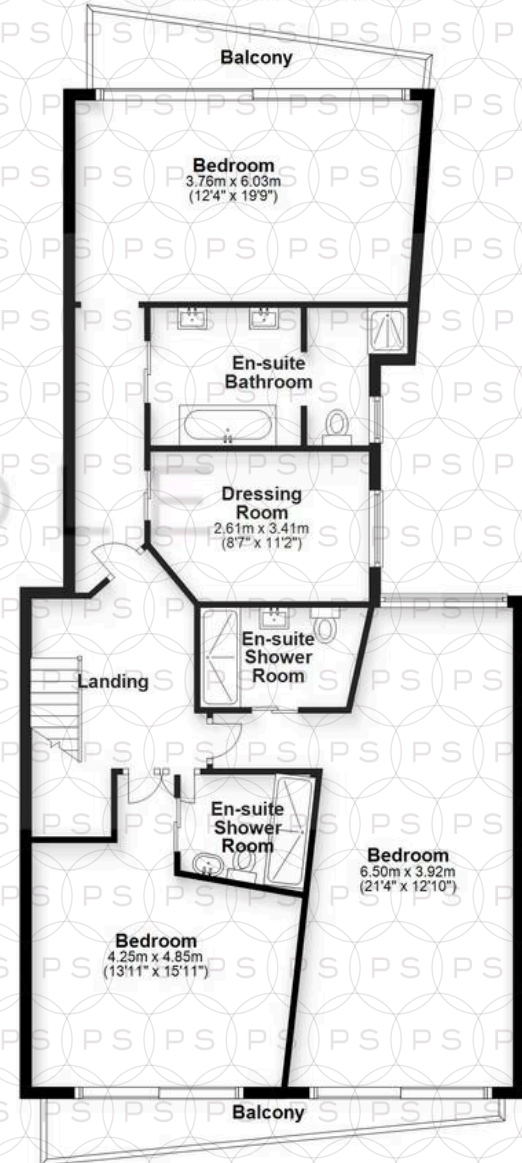
**Lower Ground Floor**  
 Main area: approx. 86.7 sq. metres (933.0 sq. feet)  
 Plus boat store, approx. 47.1 sq. metres (506.5 sq. feet)



**Ground Floor**  
 Main area: approx. 113.5 sq. metres (1222.1 sq. feet)  
 Plus balconies, approx. 6.3 sq. metres (67.9 sq. feet)  
 Plus boat store, approx. 17.8 sq. metres (191.5 sq. feet)



**First Floor**  
 Main area: approx. 118.3 sq. metres (1273.1 sq. feet)  
 Plus balconies, approx. 11.5 sq. metres (123.9 sq. feet)



**Main area: Approx. 318.5 sq. metres (3428.1 sq. feet)**  
 Plus balconies, approx. 17.8 sq. metres (191.2 sq. feet)  
 Plus boat store, approx. 64.9 sq. metres (698.1 sq. feet)



## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.