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

Offers Over £3,000,000



Rhode House, 10 The Horseshoe

Sandbanks, Poole

Rhode House is one of three contemporary waterfront homes located on the water's edge, completed around 10 years ago as part of the exclusive Sandbanks Yacht Company. These homes offer the unique benefit of jointly owning the immediate foreshore and a private pier, creating a rare and privileged relationship with the water. For those seeking a refined lock up and leave lifestyle, the adjoining yacht club offers a restaurant, gym and marina facilities. Approached through a private gate into a sheltered Mediterranean style courtyard designed for low maintenance and all day sun, the house opens into a series of light-filled living spaces arranged across gentle changes in level, all oriented towards the magnificent views over the harbour.

- Contemporary waterside home with incredible sunsets
- Uninterrupted views from every floor
- 5 bedrooms, 5 ensuite bathrooms
- Private Jetty
- Separate utility room & dedicated wet room
- Hard standing for boats, kayaks & paddle boards
- Large 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
- 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.

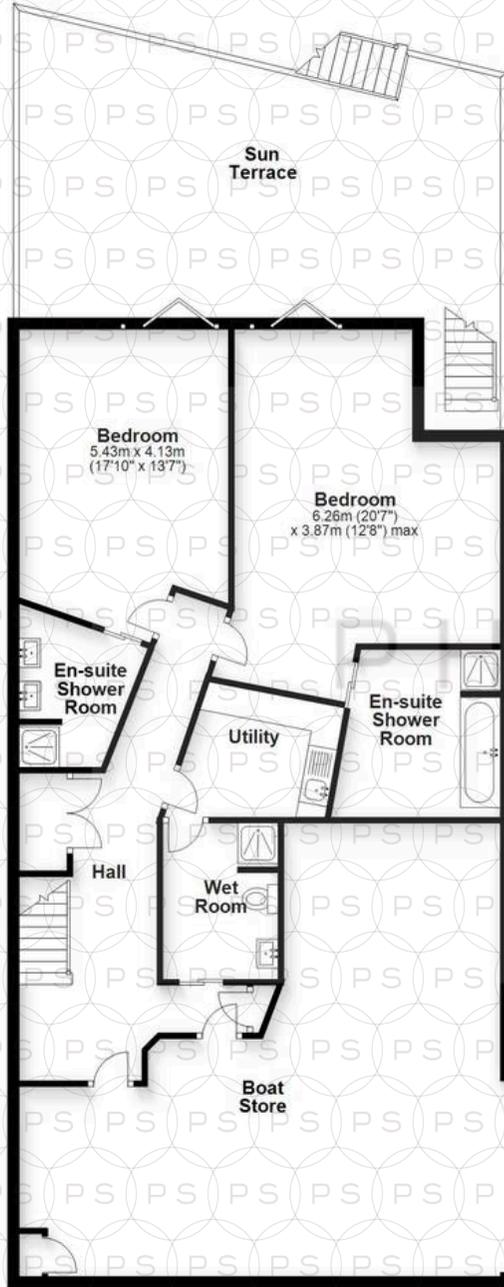
Additional features include hard standing and jetty access for boats and paddleboards, a private garage and secure underground parking. The house is fully automated with Control4, alongside underfloor heating and solar panels.

LOCATION:

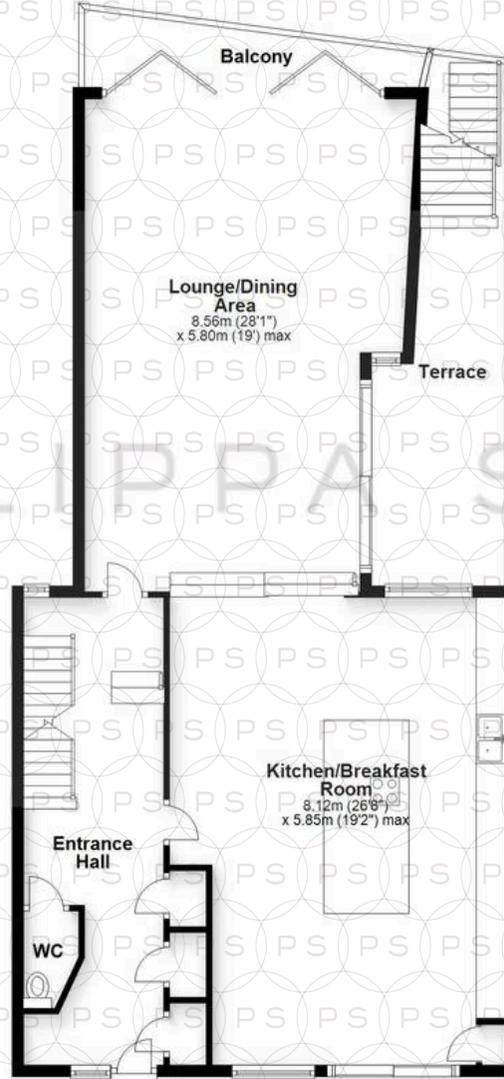
Set on the Sandbanks Peninsula on the edge of Europe's largest natural harbour, the house enjoys immediate access to sheltered waters and sandy beaches within walking distance. The chain ferry connects easily to Studland and the Jurassic Coast, with local dining and village amenities close by and mainline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



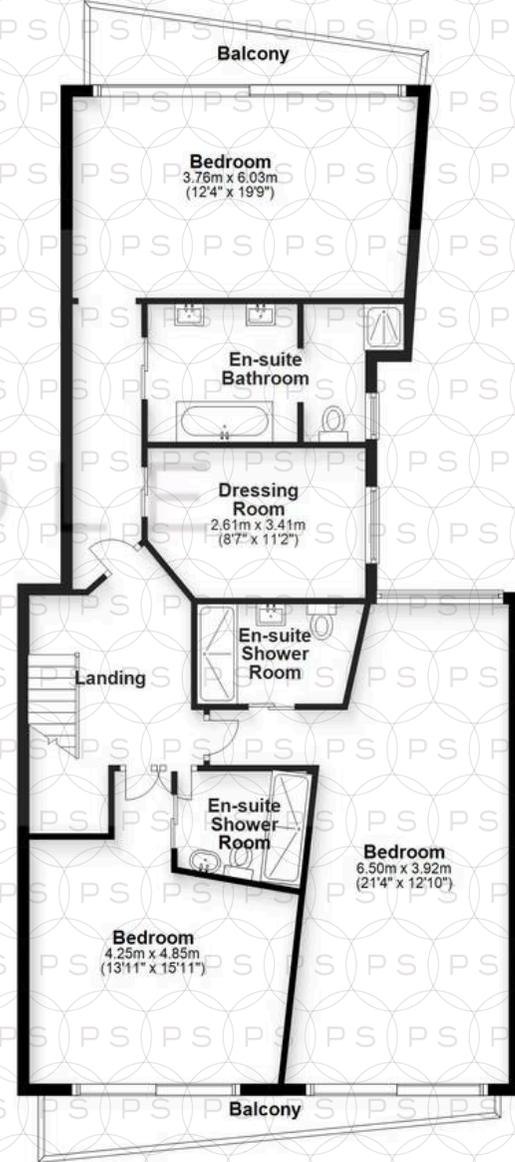
Lower Ground Floor
 Main area: approx. 86.7 sq. metres (933.0 sq. feet)
 Plus boat store, approx. 42.1 sq. metres (450.5 sq. feet)



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)



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