



22A

GRASMERE ROAD, SANDBANKS, POOLE, DORSET, BH13 7RH

Tailor Made

ESTATE AGENTS



Luxurious Sandbanks home

Live the dream coastal lifestyle at this beautifully decorated and recently extended four bedroom detached home on the prestigious Sandbanks peninsula.

- Beautifully refurbished and extended home
- Four double bedrooms and 3 bathrooms
- Prestigious Sandbanks location
- Flexible accommodation and layout
- Stunning open plan living area
- Off street parking
- Separate WFH outbuilding
- Harbour glimpses

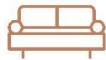
Local Authority: BCP Council, BCP • Tax Band: H • EPC: C



4



3



2



FOR SALE: FREEHOLD



ACCOMMODATION

We are delighted to bring to the market this stunning coastal property situated on the prestigious Sandbanks peninsula. Ideal for either permanent living or as a holiday home for friends and family to enjoy for generations to come.

Fully refurbished and extended throughout, the quality on offer here is tangible, as is the level of flexibility in terms of layout. Set over three floors, the property is entered on the first floor where a welcoming hallway awaits. On this floor is the sleek and stylish open plan kitchen/living/dining area with ample storage, composite quartz worksurfaces and NEFF integrated appliances. The kitchen leads to a dining area and living room with double full height glass doors to a decked terrace with lovely harbour views through the pine trees.

Stairs lead to the first floor where a sanctuary of a principal bedroom awaits with freshly tiled and decorated en-suite shower room and a short flight of stairs to a dream walk-in wardrobe. Two further double bedrooms and a family bathroom complete this floor.

The ground floor layout is extremely versatile. Currently comprising a bedroom with en-suite shower room and doors leading to an exterior terrace, together with a separate living area. This layout is ideal if there's two of you working from home and you both need private space. a storage room and separate utility room with built-in lockable wine storage is also located on this floor.

There will be the most wonderful sunsets to appreciate from the west facing garden, beautifully landscaped grounds with attractive colourful shrubs and mature pine trees. A heated garden room provides the perfect setting for an inspirational WFH space, yoga studio or art room. The rear garden is also securely fenced and gated, making it a safe space for small children and pets.

Externally there is ample parking on the classically elegant block-paved driveway for at least 4 vehicles. An EV charging point is installed and there's a useful lockable storage shed with access to the rear garden. Thoughtfully designed exterior lighting at both the front and the rear of this home truly brings the garden to life as dusk begins to fall.







LOCATION

Internationally acknowledged, Sandbanks boasts the largest natural harbour in Europe with miles of Blue Flag award-winning golden sandy beaches and sheltered waters. It is the perfect location for enjoying the latest water sport or simply relax on the beach, embracing a fantastic coastal lifestyle.

Access to the beautiful award-winning sandy beaches is less than 350m together with a footpath to the harbour only a 300m level walk – perfect for taking a kayak or SUP to the water. The open sea offers some of the best sailing along the southern coastline. Sandbanks is also home to the Royal Motor Yacht Club and Sandbanks Yacht Club, with additional marinas in Lilliput and Poole Harbour, giving access to a fantastic selection of moorings and chandlery services for boat users.

For eating out, the global brand of Rick Stein, with its waterfront restaurant, is located on the Sandbanks Peninsula and is extremely popular throughout the year. Other nearby eateries include The Tandy, Rockwater, The Cliff, Koh Thai, Lazy Jacks and The Jazz Café to while away a Sunday afternoon listening to live music. Across the chain ferry is also the delightful Pig on the Beach and highly regarded Shell Bay seafood restaurant.

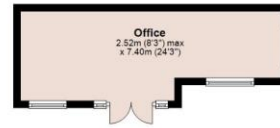
The Sandbanks Chain Ferry crosses the short stretch of water from the peninsula across to the Isle of Purbeck, giving access to the renowned crystal clear bathing waters of Shell Bay and the prestigious area of Outstanding Natural Beauty that is Studland. Further afield, the towns of Swanage, Wareham and Lulworth Cove and the magnificent Jurassic coastline are all accessible on foot, by bike or car, or the open top Breezer bus.

The tropical garden sanctuary of Compton Acres is just 2 miles inland, offers a vast array of feature planting from around the world – ideal to while away an afternoon and enjoy a coffee at the café. Feeling sporty? Tee off at Parkstone Championship golf course or enjoy the sporting and tennis clubs of Branksome and Whitecliff, all located less than 3 miles away.

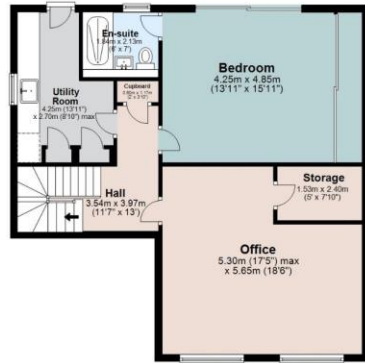
There's a vibrant cultural scene in both Poole and Bournemouth, with world famous acts appearing at the Bournemouth Pavillion, BIC and Poole Lighthouse, home to the Bournemouth Symphony Orchestra and Coastal Comedy.

Kindly note all distances are approximate and taken from Google maps.

Ground Floor
Approx. 96.4 sq. metres (1058.9 sq. feet)



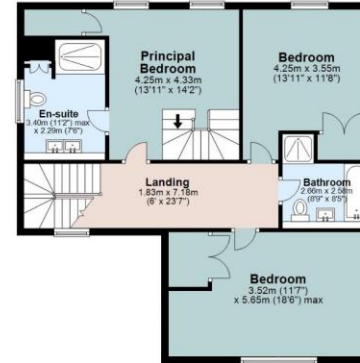
Lower Ground Floor
Approx. 79.7 sq. metres (857.6 sq. feet)



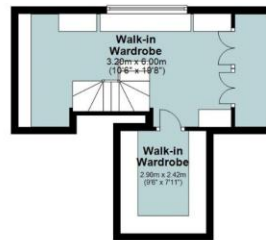
Balcony
3.73m x 8.82m
(12'3" x 29'3")



First Floor
Approx. 81.0 sq. metres (871.7 sq. feet)



Second Floor
Approx. 29.5 sq. metres (327.1 sq. feet)



22a Grasmere Road, Poole

AGENTS NOTES: EVERY ATTEMPT HAS BEEN MADE TO ENSURE ACCURACY, HOWEVER THESE PROPERTY PARTICULARS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. THEY HAVE BEEN PREPARED IN GOOD FAITH AND THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OF CONTRACT. WE HAVE NOT CARRIED OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS HAVE NOT BEEN TESTED. ALL PHOTOGRAPHS, MEASUREMENTS, FLOOR PLANS AND DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURCHASE OF ANY FIXTURE OR FITTINGS. LEASE DETAILS, SERVICE CHARGES AND GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED PRIOR TO AGREEING A SALE. PRINTED 29/11/2024

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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