



Grasmere Road, Sandbanks

Poole, Dorset, BH13

HAMPTONS
INTERNATIONAL

Beyond your expectations

A recently modernised detached five bedroom house.

Hamptons International

36 Haven Road, Poole, Dorset, BH13 7LP

Sales. 01202 709283

canfordcliffs@hamptons-int.com

www.hamptons.co.uk

Five bedrooms (three en-suite) | Separate family bathroom | Versatile accommodation arranged over three floors | Contemporary open-plan kitchen/dining/family room | Rear decked terrace | Situated on Sandbanks Peninsula

Guide Price £1,650,000 Freehold

Description

This modern, detached house presents unique accommodation arranged over three floors. The ground floor comprises a contemporary open plan kitchen / dining area / family room with double aspect bi-fold doors opening up to the rear decked terrace area. The first floor comprises sitting room with balcony and two en-suite bedrooms with balcony access. The second floor boasts three additional bedrooms; the master bedroom suite benefits from a Juliet balcony and en-suite bath / shower room. The guest bedrooms share a family bathroom and also benefit from a shared balcony.

Outside

The property is accessed via security gates onto a block paved driveway. There is a double integral garage and ample off road parking. The low maintenance rear garden benefits from a good sized oak decked terrace, accessed from the kitchen / breakfast / family room.

Location

The Sandbanks Peninsula is located at the entrance to Poole Harbour, which is regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its watersports and boating facilities. For those less inclined to take to the sea, the County of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of the New Forest, to manicured championship golf courses. All that Sandbanks has to offer is easily accessible by car and train from central

London. Bournemouth and Southampton airports operate direct flights to many European destinations. For many reasons, it is easy to see why Sandbanks has long been regarded as one of the most desirable places to live in the UK.

Additional Information

Local Authority: Poole Borough Council
Council Tax: Band G

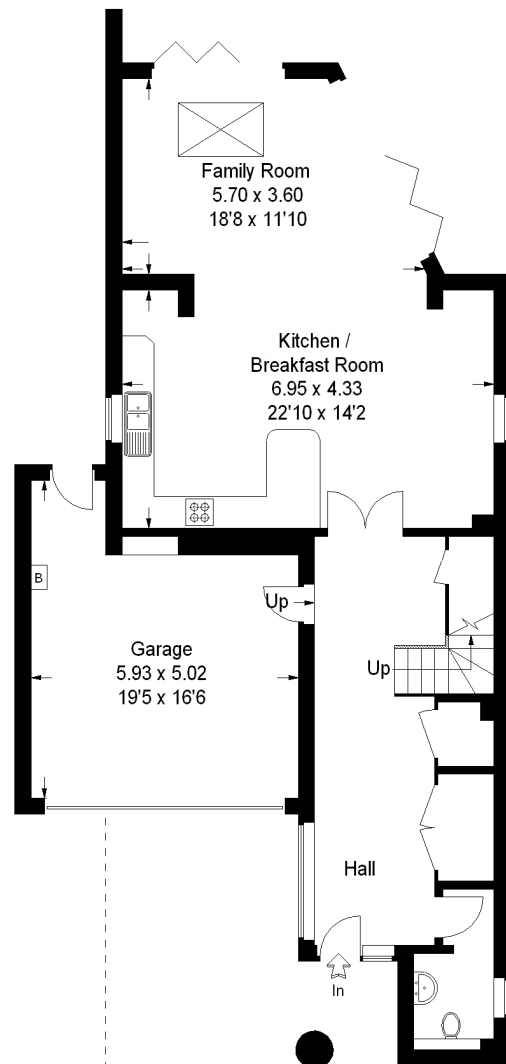


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

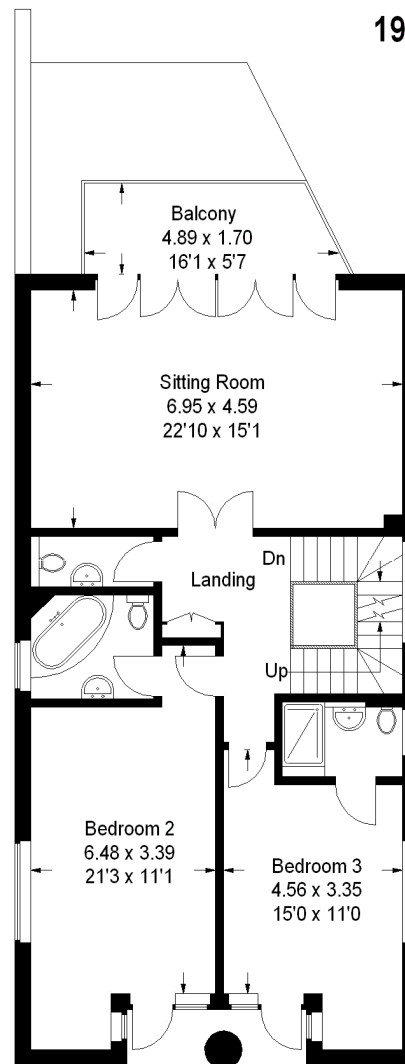
19A Grasmere Road, Sandbanks, Poole, Dorset, BH13 7RH

Approximate Gross Internal Area = 293 sq m / 3154 sq ft
(Including Garage)

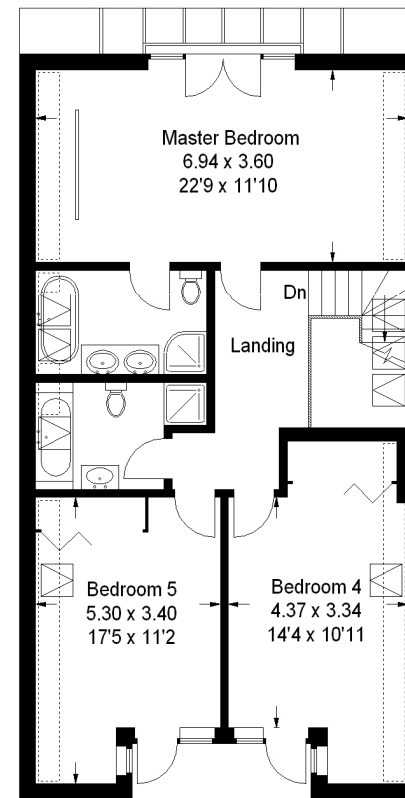
 Reduced headroom below 1.5 m / 5'0"



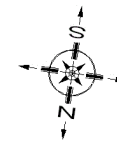
Ground Floor



First Floor



Second Floor



FLOORPLANZ © 2013
0845 6344080 Ref 118881

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

