



IMAGINE

SANDBANKS || POOLE



A unique Californian-
contemporary waterside home

IMAGINE

||| SANDBANKS ||| POOLE ||| BH13 7RG

*Sandbanks Beach 350 metres • Canford Cliffs 2.5 miles • Poole Station 5 miles
Bournemouth Station 6 miles • Bournemouth Airport 11.7 miles
London 110 miles (Trains To London Waterloo From 1hr 52 mins)
(All distances and times are approximate)*

The Accommodation

GROUND FLOOR

Grand reception hall • Leisure suite • Cinema room
Infinity pool and bar area • Gym • Sauna • Plant room
Cloakroom • Utility room • Boot room

UPPER FLOOR

Open plan family/dining/kitchen area with sun terrace
Master bedroom suite with dressing room • Three further bedroom suites

OUTSIDE

Sun terrace • Sunken fire pit and hot tub • Water's edge terrace
Jetty • Landscaped front and rear garden areas • Integral triple garaging
Detached double garage with summer house

For Sale Freehold

IN ALL ABOUT 0.38 OF AN ACRE

Description

This Californian contemporary, fully-automated waterfront house, presents a sophisticated living experience with breath-taking panoramic coastal views. Custom interiors feature clean geometric lines, carefully well thought out lighting, state of the art cinema room, engineered parquet wood floors and an Italian Boffi kitchen. Sliding walls of glass foster a seamless connection from the indoor infinity pool and leisure suite, to the meticulously landscaped grounds, including serene terracing, sunken fire pit, hot tub and jetty.

This exquisite home has been redesigned and extended to an exceptionally high standard throughout. Offering 4 bedrooms and luxuriously appointed bathrooms in approximately 5,692 square feet.

The incredible far reaching views span across the National Trust beaches at Shell Bay, the Purbeck Hills, entrance to Poole Harbour sweeping across to Brownsea and the neighbouring islands. All of which can be seen from nearly every space of this very well thought out home.



Location

Sandbanks is regarded as one of the most exclusive coastal areas in the UK and is renowned for its award winning golden beaches and for having the second largest natural Harbour in the world. These waters are famous for year-round sports including, windsurfing, water skiing, jet skiing, kite surfing, paddle boarding, sailing and swimming.



The area is complemented by extensive promenades, beachside cafés and prestigious restaurants. There is also a car ferry from Sandbanks across to the world Heritage Jurassic coastline of Studland, Swanage and the Isle of Purbeck

Imagine is discreetly located behind secure gates, along a resin bonded driveway, nestled between opulent landscaped grounds.







Specification

- Spectacular central sky-lit atrium entrance hall with feature circular staircase and inset lighting
- Elan Home automation system with personalised smart home control incorporating; Lutron lighting, underfloor heating with individual thermostat controls, sounds system with ceiling speakers, air conditioning to principal Rooms *Due to be fitted in living room
- Moooi feature pendant light *By separate negotiation
- Security system with infrared CCTV from the front entrance down to the water, remotely accessed (72 day)
- Bespoke full height doors with custom Japanese fittings and powder coated hinges
- Powder coated Crittal doors to leisure suite
- Oversized tiled flooring throughout
- Top to bottom inset panel lighting
- Powder coated light fittings

GROUND FLOOR

- Leisure suite with indoor/outdoor infinity-edge swimming pool complex with concertina doors, bar area, gymnasium and glass walled sauna
- Magnificent 'state of the art' cinema room with Alcantara wall panels, inset lighting, Dolby Sonos system and glass wall opening onto the triple garage.
- Fully fitted utility room
- Triple car garage with electronic up and over door

FIRST FLOOR

- Stunning engineered parquet wood flooring
- Spacious open plan family/dining area with central vaulted ceiling, opening onto a uber contemporary kitchen/breakfast area
- A particular highlight is the Boffi kitchen with stone tops, central island and contemporary individual ring hob, sleek units with integrated Gaggenau and Miele appliances

- The waterfront living area opens onto a south west facing terrace with spectacular views
- Magnificent oversized tiled feature wall with an inset remote controlled fireplace and recessed TV
- Electronically operated 'silent' blinds with seclusion mode
- Upper windows controlled via temperature sensor
- Roll & Hill of New York light fitting *By separate negotiation
- Italian custom-made Boffi furniture *By separate negotiation
- Extensive light and bright master bedroom suite with beautiful coastal views, fully fitted walk-in dressing room and luxuriously appointed en suite bath/shower room
- Three further exquisite bedroom suites with bespoke fitted wardrobes, opulent en suite facilities along with bespoke individual marble tiling, Laufen and Gerbit furniture
- Electronic black out blinds to all bedrooms

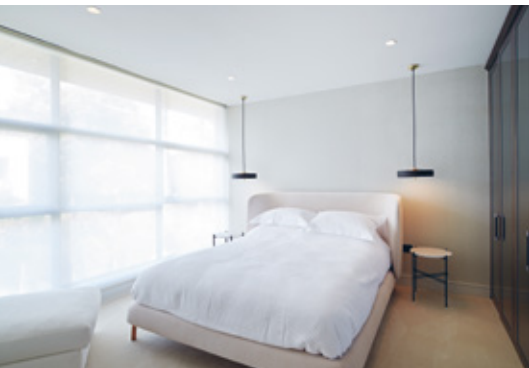
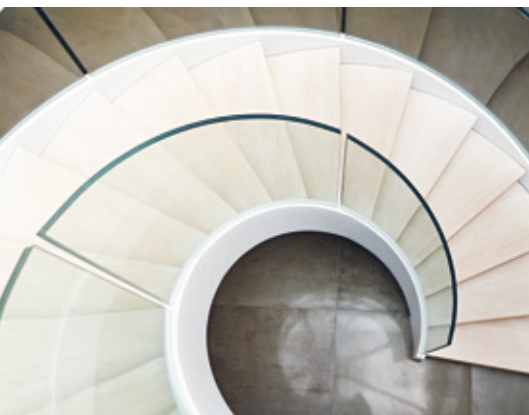
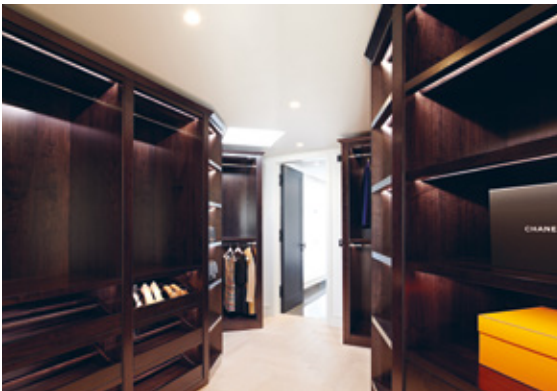
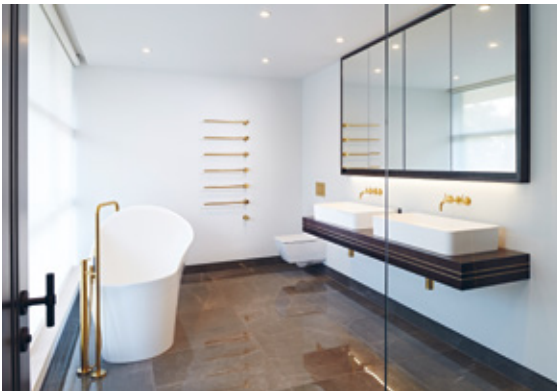
OUTSIDE

- Generous paved sun terrace with low maintenance artificial lawn, sunken fire pit with hot tub
- Beautifully landscaped Californian style borders edged with feature dry stone walls with inset lighting
- Substantial water's edge terrace creating an unparalleled entertainment area
- Custom-build jetty with specially sourced wood from South America
- Wooden electronically operated entrance gates with resin bonded driveway with Stylish hardwood fencing and exterior dry stone walls
- Integral triple garaging with electronic up and over door
- Detached double garage with external office
- A particular feature of Imagine is the meticulous attention to detail given to all aspects of the property



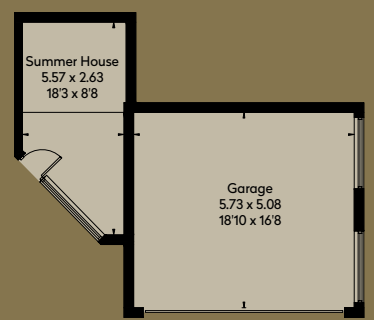
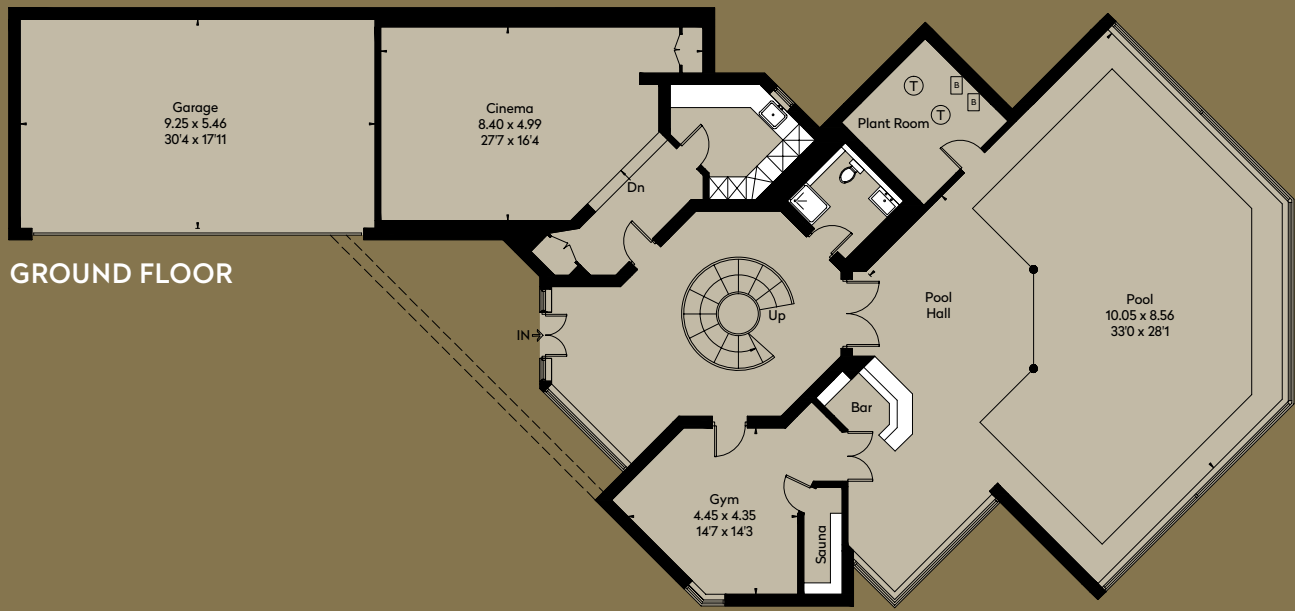
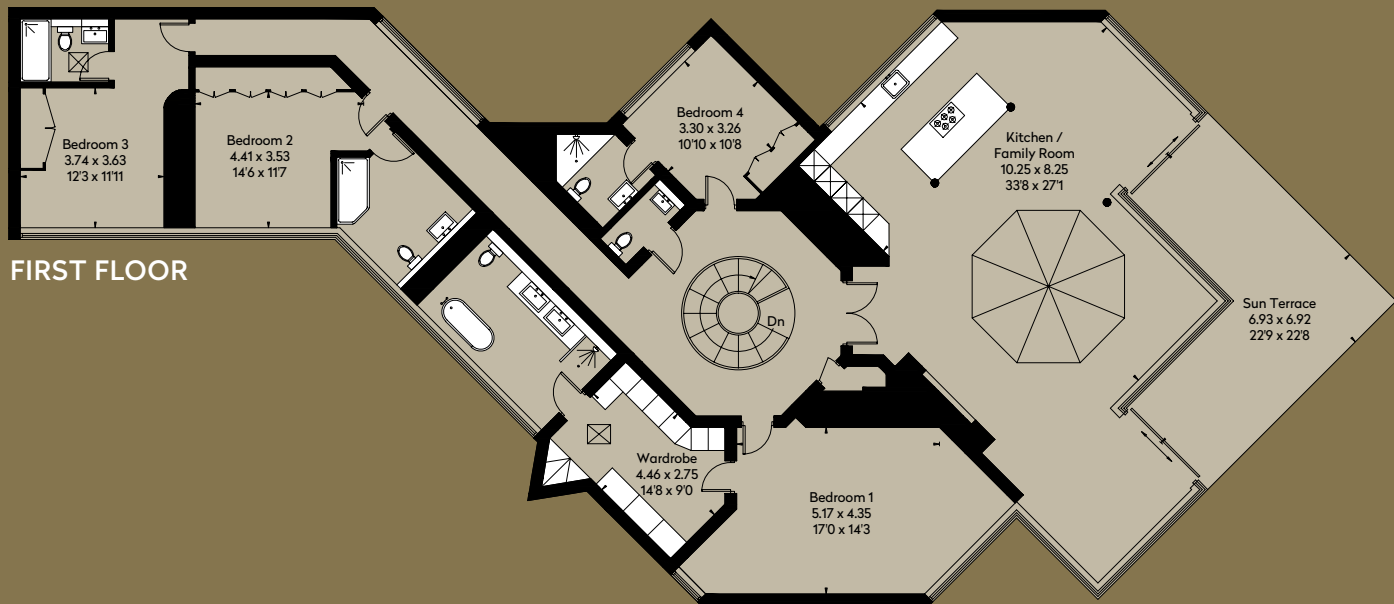
History

John Lennon bought his beloved aunt Mimi Smith the waterside home 'Harbour's Edge' which once stood on this site in 1965.



IMAGINE

Gross Internal Area (approx)
House = 528.8 sq m / 5692 sq ft
Attached Garage =
50.4 sq m / 542 sq ft
Detached Garage and
Summerhouse =
41.8 sq m / 449 sq ft
Total = 621 sq m / 6683 sq ft



(Not Shown In Actual Location / Orientation)



TENURE

The tenure of the property is freehold with vacant possession upon completion.

FIXTURES AND FITTINGS

Only those mentioned in the sales particulars are included in the sale. All others may be available by separate negotiation.

LOCAL AUTHORITY

Borough of Poole, Housing and Community Services Civic Centre, Poole, BH15 2RU.
Tel: 01202 633805.

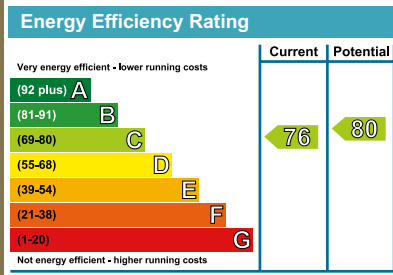
DIRECTIONS FROM LONDON

From the M3 follow signs to The West and the M27. Take the M27 towards Bournemouth, onto the A31 towards Ringwood. After Ringwood take the A338 to Bournemouth. In Bournemouth continue onto the A35/Wessex Way until the Liverpool Victoria roundabout by Westbourne. Take the second turning B3065/The Avenue to Canford Cliffs and Sandbanks. Continue on the B3065 through Canford Cliffs village and take the 1st exit at the mini roundabout beside Loch Fyne Restaurant and stay on Haven Road. At the bottom of Haven Road turn left onto Shore Road and at the mini roundabout continue straight onto Banks Road. At the split keep to the right onto Panorama Road and IMAGINE is the 3rd property on the left hand side.

VIEWINGS

All viewings must be made strictly by appointment only through Savills.

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For identification only. Not to scale.
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