

Sterte Esplanade

Sterte, Poole, Dorset, BH15 2BA



HEARNES

WHERE SERVICE COUNTS



“An exciting individual, architect designed home with amazing views over Poole Harbour at Holes Bay”

GUIDE PRICE £800,000

An exceptional contemporary 3 year old home that has been brought to life from the owners’ imagination maximising the beautiful views over Holes Bay with excellent interaction between the interior accommodation and the balconies and gardens. The home offers truly creative accommodation affording a good degree of versatility, laid out over three floors and has been finished to an exceptionally high standard using a variety of unusual materials and textures to create a simply spectacular interior.

- Triple aspect living room with sea views, an impressive vaulted ceiling and a dean forge wood burner and TV space set onto a backdrop of wall mounted original floorboards
- Stunning Chef inspired kitchen perfect for the “budding Master Chef” offering a large island unit, incorporating a breakfast bar and seating for 4 people around a one piece low profile stone surface
- Also Included in the inspirational kitchen is a range of Fisher and Paykal freestanding appliances consisting of a pull-out double draw dishwasher, free standing Range Cooker, double French opening fridge and pull out freezer drawers
- Inspired use of unusual textures and materials to create a unique contemporary interior
- 3 balconies, two to the front enjoying the lovely views and one from the kitchen overlooking the delightful gardens
- Separate utility room on ground floor (could be used as second kitchen)
- Gas fired underfloor heating throughout the ground floor with radiators on upper floors
- Smart system front door with electronic key pad
- Aluminium powder coated Visoglide windows and doors
- 3 stylish Vado and Laufren luxury bathrooms (two en-suite) with underfloor heating
- Sonos sound system and Sky to all main living areas
- Master bedroom has a futuristic Levitas floating queen size bed with matching bedside shelving, the bed frame also incorporates LED lighting which can be controlled via a smartphone app; there is a walk-in wardrobe and stylish en suite bathroom, both accessed via sliding glazed doors
- Versatile ground floor double room which could be 1 or 2 bedrooms, 1 large or 2 reception rooms, with full width sliding doors which fully retract into the wall.
- Double width driveway with adjacent 117 sq ft store room
- Detached 1 bedroom timber bungalow at end of garden (*see note on page 7)

This outstanding property is located within ½ a mile of Poole Town Centre, within a mile of Poole Quay with its extensive range of restaurants, shops and bars and within 700 yards of Poole Station. Poole Park is less than a mile away and offers a wide range of activities to enjoy, including crazy golf, a boating lake, bowling green, tennis courts, cafes and much more. The beautiful award-winning sandy beaches of Sandbanks are approximately four miles away. London 100 miles. Bournemouth Airport 11 miles.

Portsmouth 55 miles. Southampton 35 miles. EPC rating: B. Council Tax Band: E





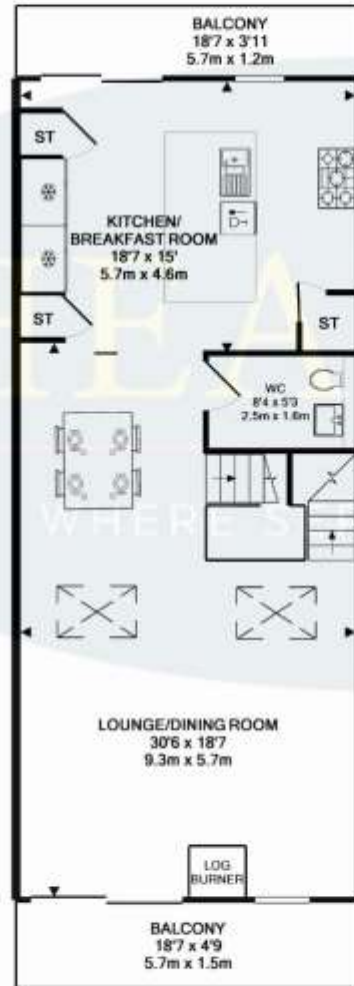
TOTAL APPROX. FLOOR AREA 2691 SQ.FT. (250.0 SQ.M.)
(NOT INCLUDING BUNGALOW OR LOUNGE VAULTED CEILING)



Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
 APPROX. FLOOR
 AREA 1132 SQ.FT.
 (105.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 988 SQ.FT.
 (91.8 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 454 SQ.FT.
 (42.2 SQ.M.)



ANNEX/BUNGALOW
 APPROX. FLOOR
 AREA 453 SQ.FT.
 (42.0 SQ.M.)



LOCATED BELOW GROUND FLOOR BALCONY
 APPROX. FLOOR
 AREA 117 SQ.FT.
 (10.8 SQ.M.)





Outside

- A Mediterranean spa themed garden with water fountains and alfresco dining areas
- Offers a good degree of privacy with discretely placed Pergolas
- With an impressive range of cleverly positioned Mediterranean plants this garden has been designed with the idea of creating a little piece of paradise away from the hustle and bustle of modern life.
- Off road parking for 2 cars
- 117sq ft of storage accessed via sliding doors from the driveway idea for surf boards and bikes
- **NB There is a one bedroom flat roof timber constructed bungalow in the garden which has temporary planning permission until the end of 2020; the owners are applying to have the permission extended into perpetuity, but it may have to be modified. We have not included this building in the price of the property so is an added bonus in whatever format it comes.*



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