



THE SPUR

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A Superior and elegant development of six bespoke homes in suburban Poole,
Dorset.

Each home is distinctive in design with plenty of natural light, a meticulous finish
and an envious postcode.

No stone has been left unturned to create sophisticated, contemporary living.

LUXURY LIFE

“

FROM THE SUPERB SETTING AND STYLISH
DESIGN, RIGHT THROUGH TO THE HIGH
BUILD-QUALITY AND LUXURY SPECIFICATION,
THE SPUR OFFERS EVERYTHING YOU CAN
DREAM OF AND MORE.

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DESIGN DIRECTION



Unique in design and build, The Spur has it all. Tasteful, well-placed layouts to enhance modern-day living alongside custom-made fixtures and fittings personally selected by our own interior designer.

Interiors will be elegant and timeless, classic and refined. The front plots lend themselves nicely to a New England, more traditional design. Smart, sophisticated yet warm and homely. The rear plots follow a modern, minimalist direction. Sleek design, dramatic tones and handleless features create the ultimate in luxury living.

VERSATILE, MODERN LIVING AT ITS BEST



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REAR PLOTS

The properties to the rear of the development are more minimalist in their approach. Streamline and luxurious in design from the moment you enter. Use of glass, plenty of muted tones, darker / black matte finishes, bespoke feature lighting, textures, exuberant tiling and handleless features create the ultimate wow-factor.

Adding even more exclusivity, there are only two properties in this style available for purchase.

Each of the six homes has its own character, thoughtfully arranged around beautiful landscaped gardens.

FRONT PLOTS

The properties to the front of the development follow a more traditional style. Set in beautifully landscaped gardens and low-maintenance grounds these four-bedroom homes offer extremely considered layouts, with a modern-classic appeal, ideal for families and couples who like to entertain in their own home.

Warm-neutral tones will be mixed with chrome fixtures and fittings, creating an ambient, glamorous, yet cosy space throughout.



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LOCATION

The Spur is ideally located to provide the ultimate in local, beach, park and town life.

Penn Hill and surrounding area has been relentlessly on the up-and-up for the last five years. This area has well and truly arrived. It is now home to some of the finest properties in the BH postcode as well as a dazzling array of quality restaurants, artisan bakeries, independent businesses, bars and stylish boutiques.

Just a short 10-minute walk and you will find yourself in Canford Cliffs and Sandbanks; another two prestigious areas. Here you can discover award-winning beaches and everything that goes with it from water-sports, paddle-boarding and a thriving boat scene, alongside destination restaurants, cosy coffee shops, high-end jewellers and five-star hotels.

If you love being outdoors and the beach in particular, you can head to Sandbanks whenever the whim takes you. From here you can explore Brownsea Island which is owned by the National Trust.

The nearby parks are an amazing place to experience the great outdoors, offering miles of scenic paths and trails, as well as various open spaces for you to enjoy.

If culture is your vice, Poole Lighthouse with over 200 events and shows a year is less than three miles away. From music to comedy, this arts and entertainment hub has attracted some of the greatest names.

For the golf enthusiast, Parkstone Golf Club, which is one of the best known and finest courses on the South Coast (ranked in the top 100 golf courses in Great Britain and Ireland by both Golf Monthly and Golf World magazines) is less than a mile away from The Spur.

Penn Hill has fast become one of the most desirable postcodes in the county, having Canford Cliffs and Sandbanks as neighbours it doesn't get better.

Whatever your lifestyle, you'll be spoilt for choice when it comes to spending quality time on your own doorstep.

STAY CONNECTED

BY CAR

You can be in central Poole in 10 minutes as well as Bournemouth town centre in the opposite direction. Both are key shopping districts, with restaurants and eateries, coffee shops, beauty salons, bars and more.

BY TRAIN

The Spur resides in one of the best-connected areas of Poole. The area is served by two train stations, Parkstone and Branksome, as well as the mainline station in Poole itself.

These excellent transport links allow you to be in London for business or pleasure in less than two hours.

BY BOAT

Days out on the water couldn't be easier. You can moor your own boat at Salterns Marina or Parkstone Yacht Club.

There are also daily crossings from Poole to France; Poole to Cherbourg is one of the shortest crossings from Poole making it an especially Expedient choice. Time on the water is the very epitome of what Poole has to offer.

WORK OR PLEASURE, EVERYTHING ON YOUR DOORSTEP



BY WALKING



BY CAR/TRAINS

- Sandbanks Blue Flag Beaches
- Penn Hill
- Canford Cliffs Village
- The Cliff (Gastro Pub & Dining)

10
MINS

- Poole Quay
- Shopping, Leisure & Entertainment In Poole Town Centre & Bournemouth Town Centre

20
MINS

- Westbourne
- Southampton City Centre
- Winchester City Centre

1
HOUR

- London Waterloo

2
HOUR



*All timings indicate an average travel time.

SCHOOL CATCHMENT

Poole and Bournemouth are home to a huge array of leading schools and Higher-education colleagues, with many achieving an outstanding status by OFSTED. There is a fantastic balance of state and private schools on offer.



HIGHER EDUCATION

Bournemouth and Poole College is setting a precedent in the local area for its vast array of courses and five-star teaching. Whether you have children moving into higher education or you wish to study or develop a new interest there are hundreds of acclaimed courses to choose from.

Bournemouth University is a thriving campus with a huge array of successes to its name. The University received a silver rating in the Teaching Excellence Framework; a government assessment of the quality of undergraduate teaching in universities and other higher education providers in England.



LEISURE

A plethora of arts and entertainment are on your doorstep; Bournemouth International Centre, the Pavilion and Poole Lighthouse with hundreds of live acts, comedians and household names coming to the area each year.

Your destination for food, film and fun awaits at the BH2 complex. Over 10 different restaurants from Miller and Carter Steakhouse to Prezzo, the Real Greek and Five Guys, this new entertainment complex with state-of-the-art 10 screen multiplex Odeon cinema has transformed Bournemouth and is yours to enjoy as a resident in the area.

Gyms, parks and marinas are within a few miles of The Spur meaning you are ideally placed to live life to the full and enjoy the very best of south coast living.



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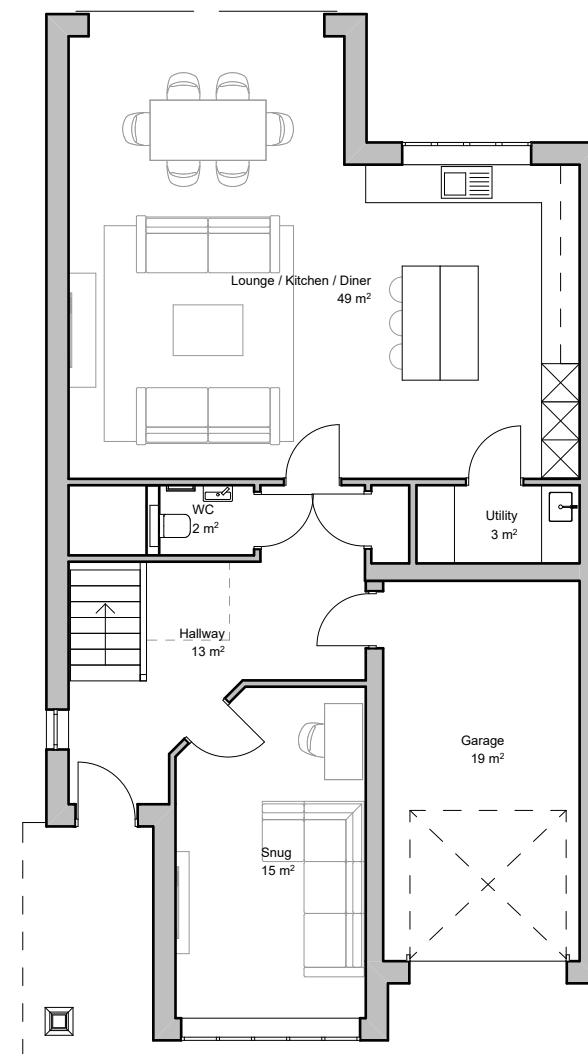


PIPER & CURLEW

(PLOT 1 & 4)

FOUR DOUBLE BEDROOMS

- Extensive open plan kitchen/dining/living area with feature illuminated ceiling coffer and kitchen pendants
- Second lounge/snug
- Separate utility area
- Feature staircase
- Bespoke lighting scheme throughout
- Master bedroom with en suite & bespoke wardrobes
- Three further double bedrooms (one with en suite)
- Luxury family bathroom



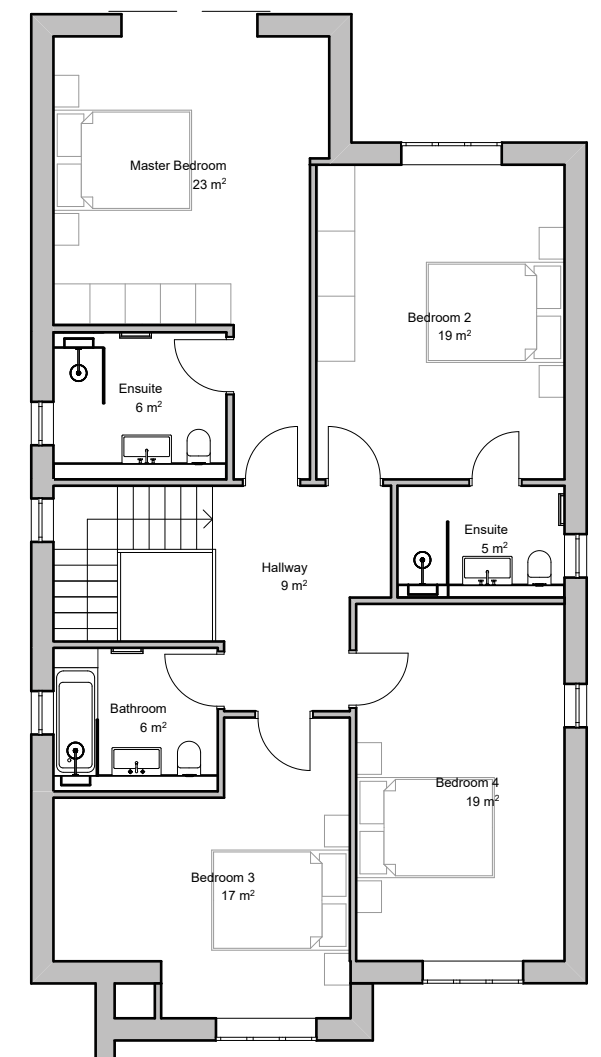
GROUND FLOOR

Lounge/Kitchen/Diner - 527 sq ft
 Snug - 161 sq ft
 Utility - 32 sq ft
 WC - 22 sq ft
 Garage - 204 sq ft

TOTAL GIA = 1968 SQ.FT

FIRST FLOOR

Master Bedroom - 247 sq ft
 En suite - 65 sq ft
 Bedroom 2 - 204 sq ft
 En suite - 54 sq ft
 Bedroom 3 - 183 sq ft
 Bedroom 4 - 204 sq ft
 Bathroom - 65 sq ft





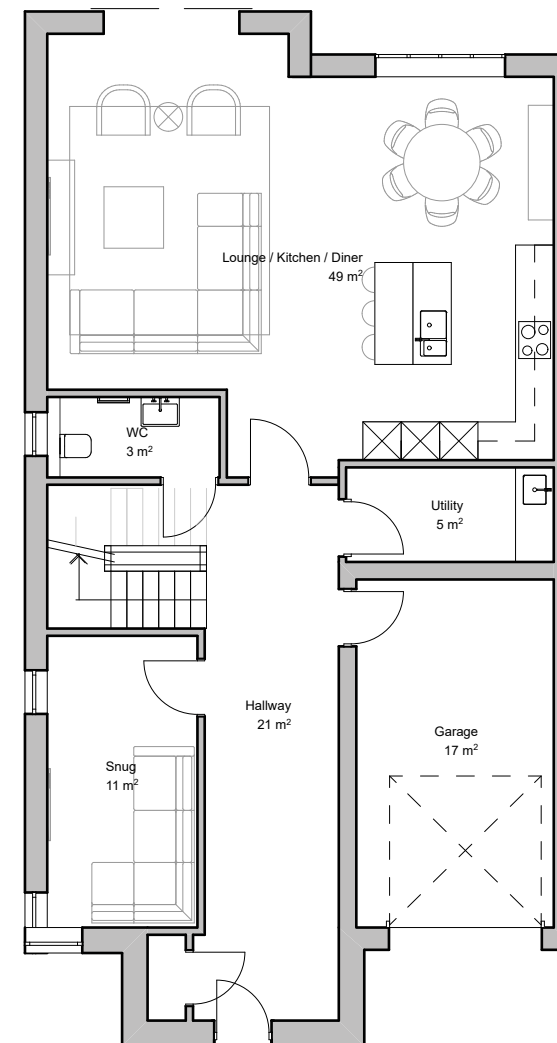
ELEGANT, CLASSIC & TIMELESS

FINCH & WREN

(PLOT 2 & 3)

FOUR DOUBLE BEDROOMS

- Extensive open plan kitchen/dining/living area with feature illuminated ceiling coffer and kitchen pendants
- Second lounge/snug
- Separate utility area
- Feature staircase
- Bespoke lighting scheme throughout
- Master bedroom with en suite & bespoke wardrobes
- Three further double bedrooms (one with en suite)



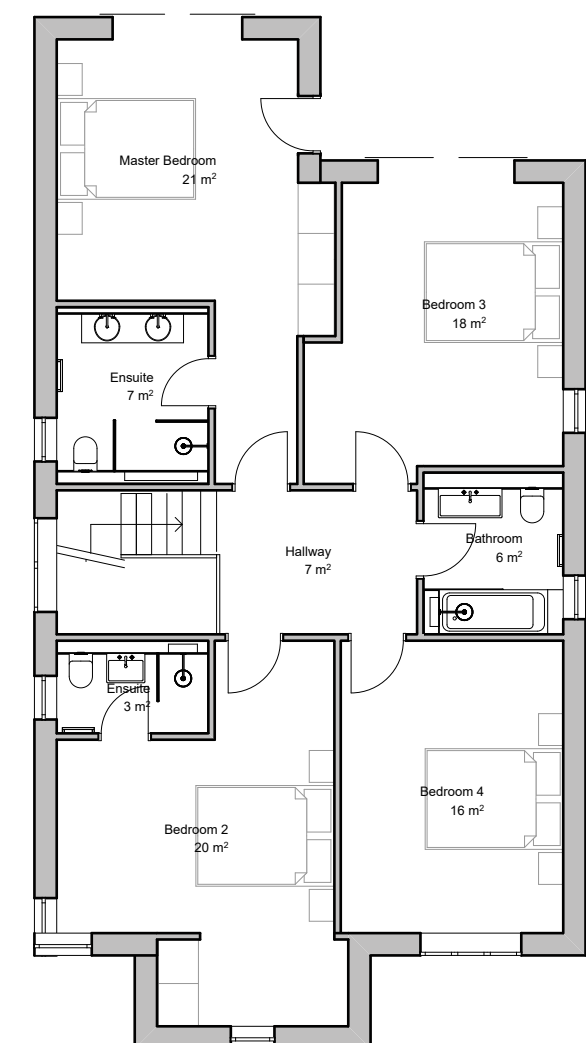
GROUND FLOOR

Lounge/Kitchen/Diner - 527 sq ft
 Snug - 118 sq ft
 Utility - 54 sq ft
 WC - 32 sq ft
 Garage - 183 sq ft

TOTAL GIA = 1893 SQ.FT

FIRST FLOOR

Master Bedroom - 226 sq ft
 En suite - 75 sq ft
 Bedroom 2 - 215 sq ft
 En suite - 32 sq ft
 Bedroom 3 - 194 sq ft
 Bedroom 4 - 172 sq ft
 Bathroom - 65 sq ft





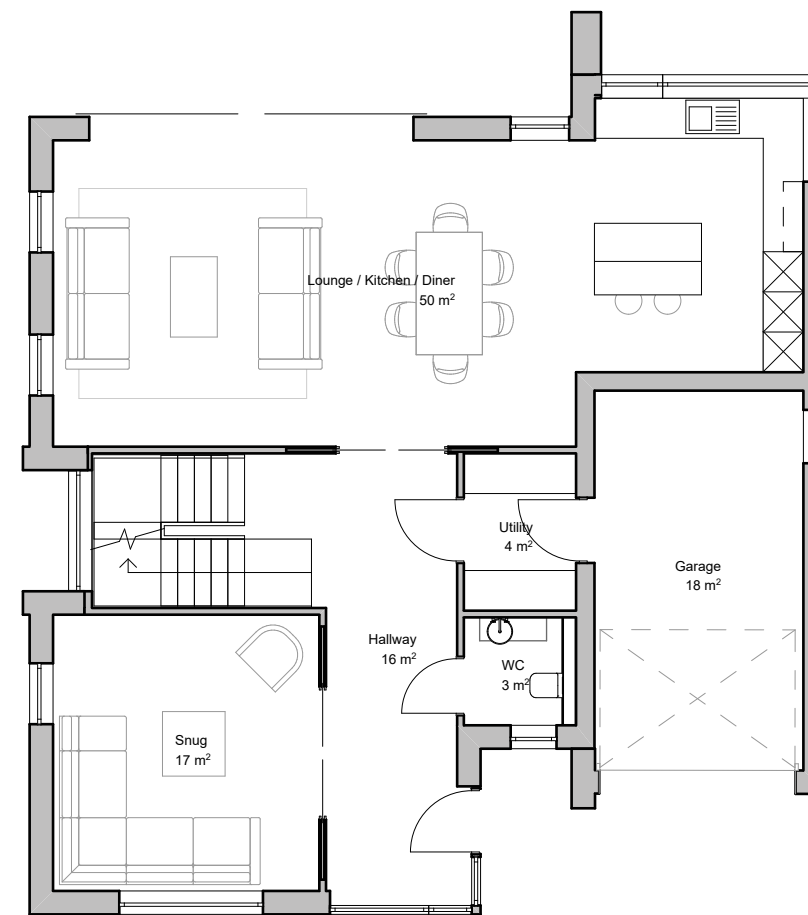
LUXURY WALK IN DRESSING AREA TO MASTER BEDROOM

RAVEN & EIDER

(PLOT 5 & 6)

FOUR DOUBLE BEDROOMS

- Extensive open plan kitchen/dining/living area with feature illuminated ceiling coffer and kitchen pendants
- Sleek handleless kitchen
- Second lounge/snug
- Separate utility area
- Feature staircase
- Bespoke lighting scheme throughout
- Master bedroom with en suite & bespoke wardrobes
- Three further double bedrooms (one with en suite)



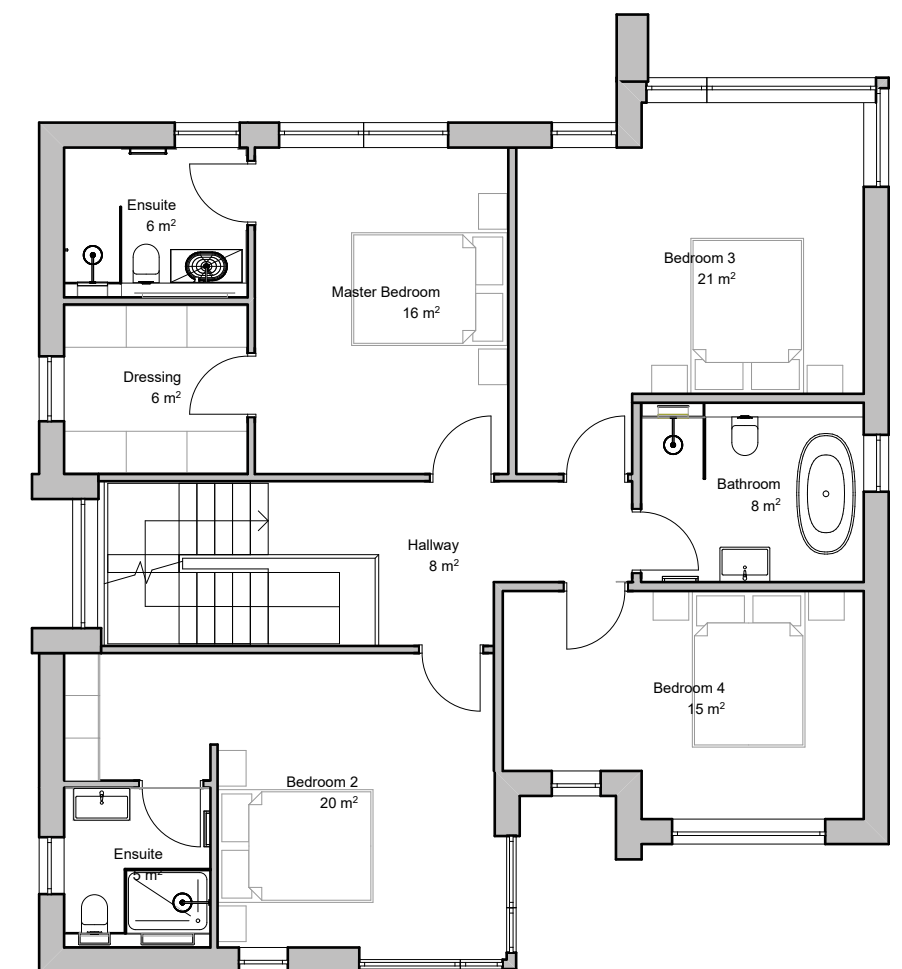
GROUND FLOOR

Lounge/Kitchen/Diner - 538 sq ft
 Snug - 183 sq ft
 Utility - 43 sq ft
 WC - 32 sq ft
 Garage - 194 sq ft

TOTAL GIA = 2034 SQ.FT

FIRST FLOOR

Master Bedroom - 172 sq ft
 En suite - 65 sq ft
 Dressing Room - 65 sq ft
 Bedroom 2 - 215 sq ft
 En suite - 54 sq ft
 Bedroom 3 - 226 sq ft
 Bedroom 4 - 161 sq ft
 Bathroom - 86 sq ft





KITCHENS

- Contemporary fitted kitchen with quartz counter tops, breakfast bar, under mount 1.5 bowl sink, soft close drawers, AEG induction hob, AEG oven and microwave oven and LED down lighting, wine cooler (plots 5 and 6 only)
- Integrated full height fridge/freezer
- Integrated dishwasher
- Separate utility with sink and space for washing machine

LUXURY LIVING

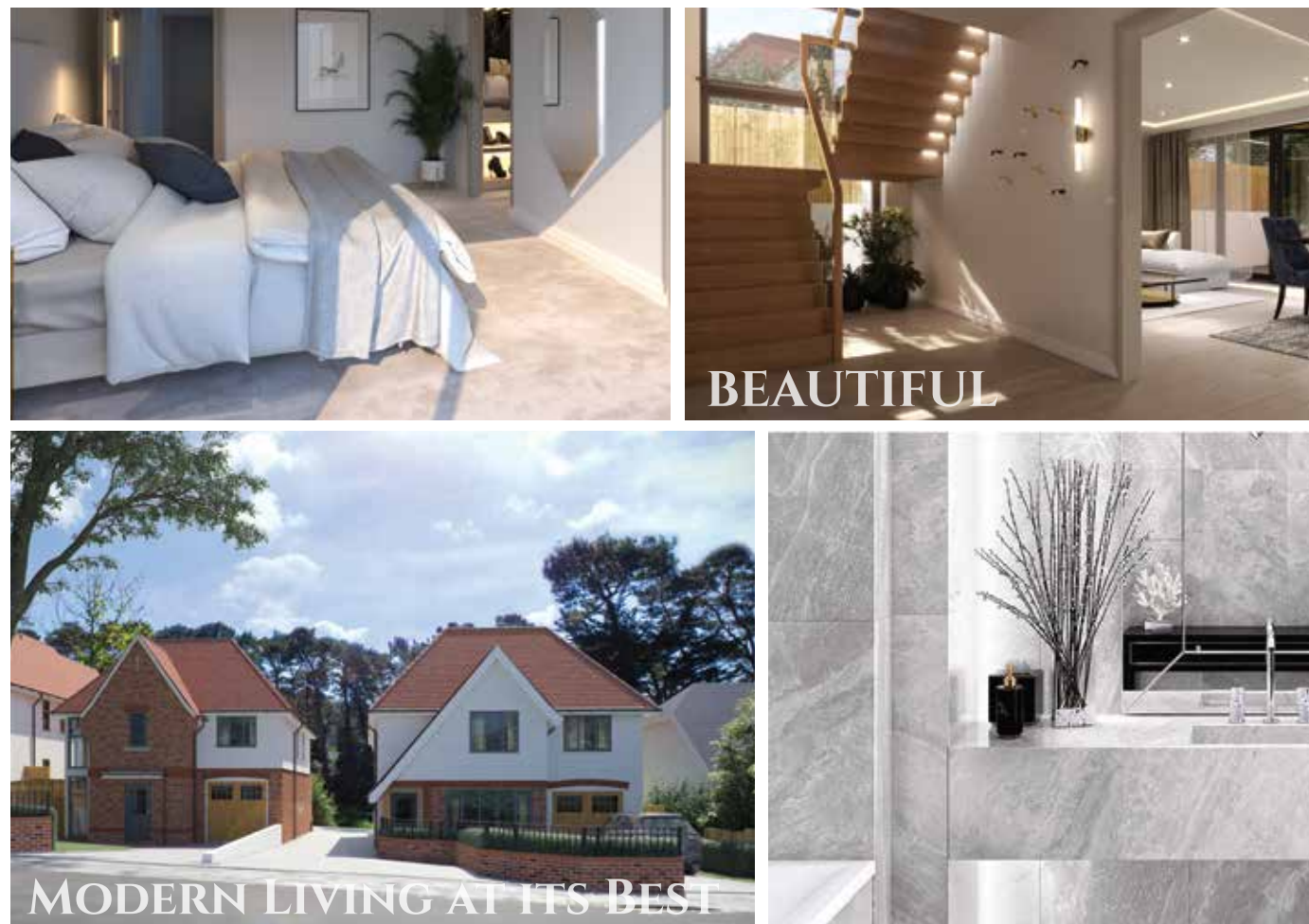
SPECIFICATIONS

- Neutral decoration throughout
- Engineered wood flooring and super-soft carpets
- High end, luxury fitted kitchen with state of the art appliances
- Luxury lighting scheme with feature pendants and wall lights
- Bespoke fitted wardrobes to master and second bedroom
- Illuminated living room ceiling coffer

BATHROOMS

- Modern WC with soft close seat and lid
- Branded sanitaryware and wall-hung vanity units
- Luxury Porcelain tiles throughout
- Central Heated Towel rails
- Free-standing bath (plots 5 and 6 only)





ALL ENQUIRES

The Spur offers the discerning purchaser an excellent opportunity to acquire one of six bespoke homes in Poole, Dorset.

For further information about this unique development please contact:



Call: 01202 700771

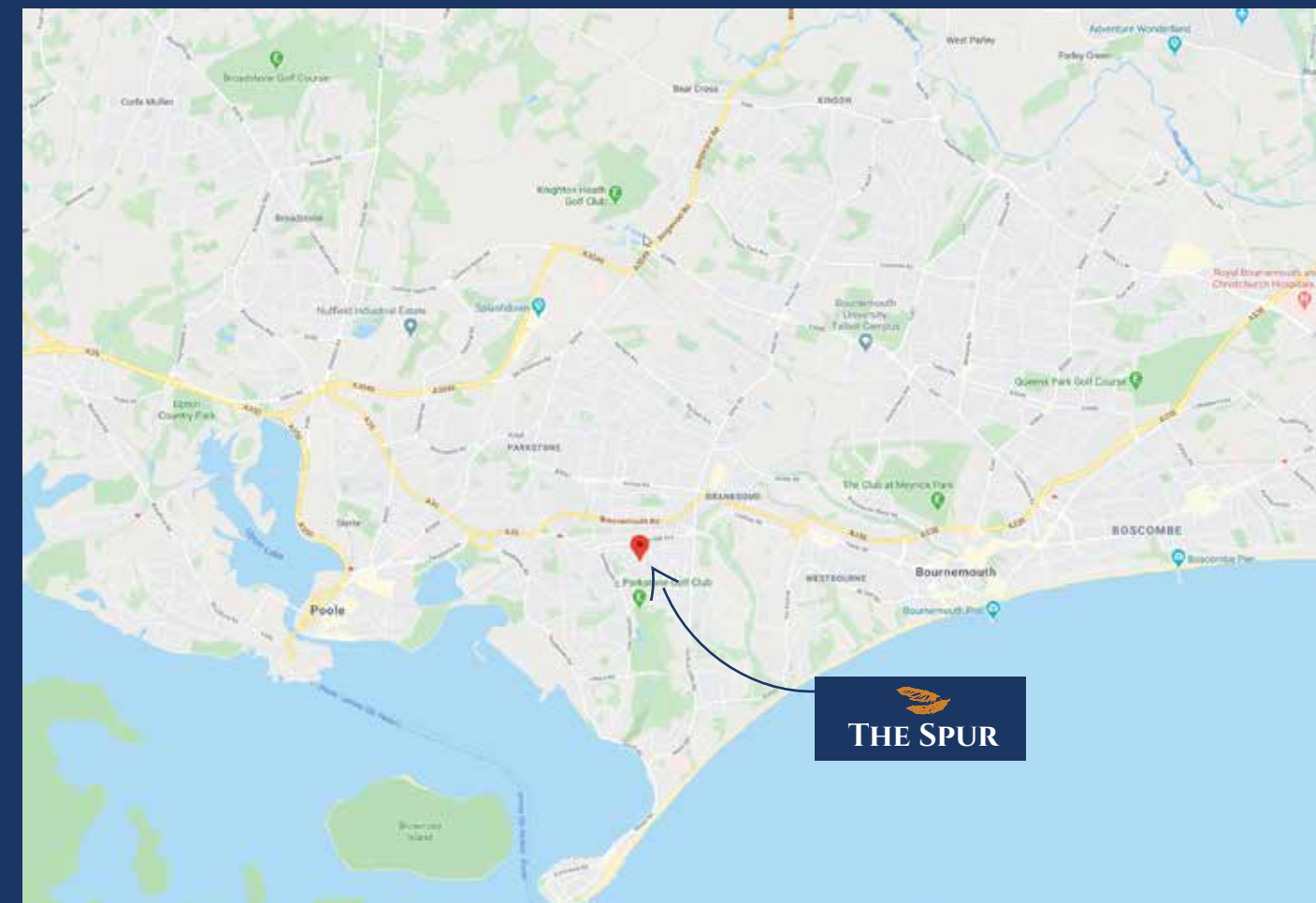
Email: info@keydrummond.com



Call: 01202 612626

Email: jack@linkhomes.co.uk

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Stonehaven and Clark Estates UK have teamed up to become a powerhouse of property in the south west.

Stonehaven is renowned for their ability to identify a successful development site and in turn build-out to a high-standard across the board. Stonehaven is extremely well-versed in all aspects of development, from acquisition of sites, to conveyancing, planning solutions, instructing professionals, interior design, establishing demand and sales.

Clark Estates UK has rapidly gained a reputation as one of the foremost developers of individual commercial developments. Clark Estates focus on quality construction and state-of-the-art designs in premium locations in UK and Europe.

Together, they are a force to be reckoned. To learn more about the developers please visit:

STONEHAVEN
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Site: www.stonehavenholdings.co.uk

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