



**61 Chaddesley Glen, Poole BH13 7PB**  
**Asking Price £2,295,000 Freehold**





### **Sandbanks**

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. 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.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

### **Property Comprises**

This family home is situated on one of Sandbanks most sought after roads, Chaddesley Glen. The property is situated behind double electric gates and benefits from a driveway for ample vehicles. Upon entering the property you are greeted by a bright and spacious entrance hall leading to all principle rooms on the ground floor, accommodation is comprised of a lounge, dining area leading out to the back garden, a W/C and spacious kitchen family room with a separate utility room and sunny conservatory also leading to the back garden.

The first floor offers four double bedrooms, three of which benefit from en-suites and a separate family bathroom. The master bedroom is a particular feature with a dressing area and double sliding doors leading out to a sunny, south facing balcony benefiting from views over Poole Harbour, Sandbanks and Brownsea View Island. The top floor accommodation has a large bedroom/lounge area with another balcony with the stunning views.

Externally, the property has a large raised deck area perfect for entertaining, which leads down to a lower garden ideal for a gardener or children's play area.



Main area: Approx. 283.3 sq. metres (3049.8 sq. feet)  
 Plus garages: approx. 18.9 sq. metres (203.6 sq. feet)  
 Plus balconies: approx. 4.4 sq. metres (47.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 565006). Plan produced using PlanUp.

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	