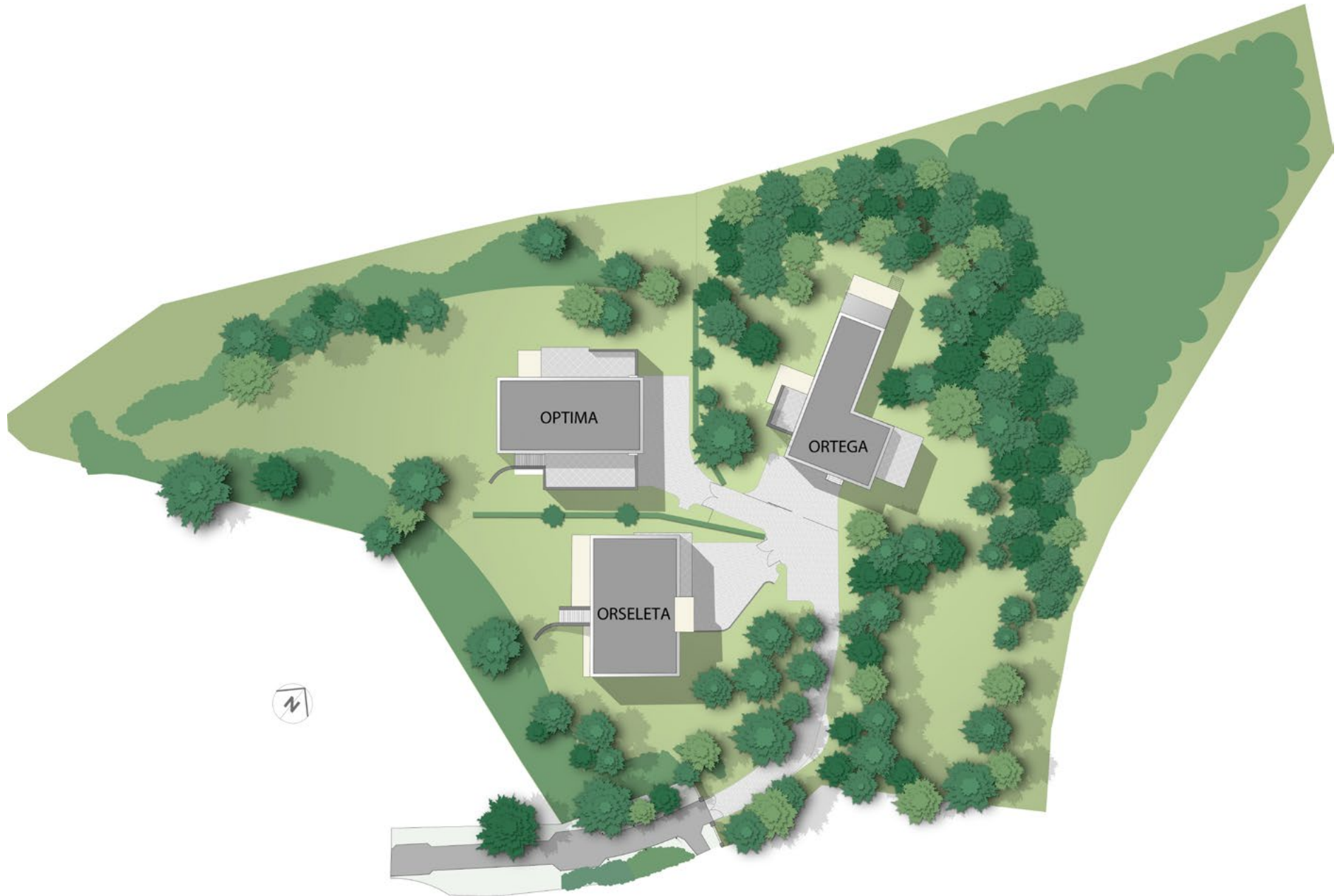




LUXURY &
PRESTIGE

The Luscombe Estate, The Drive, Brudenell Avenue
Canford Cliffs, Poole, Dorset, BH13 7NW











Optima, | The Drive, Brudenell Avenue, Poole, BH13 7NW

Approximate Gross Internal Area = 645.8 sq m / 6951 sq ft

(Including Garage / Pool / Excluding Void)

Terracing = 249.9 sq m / 2689 sq ft



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 220051

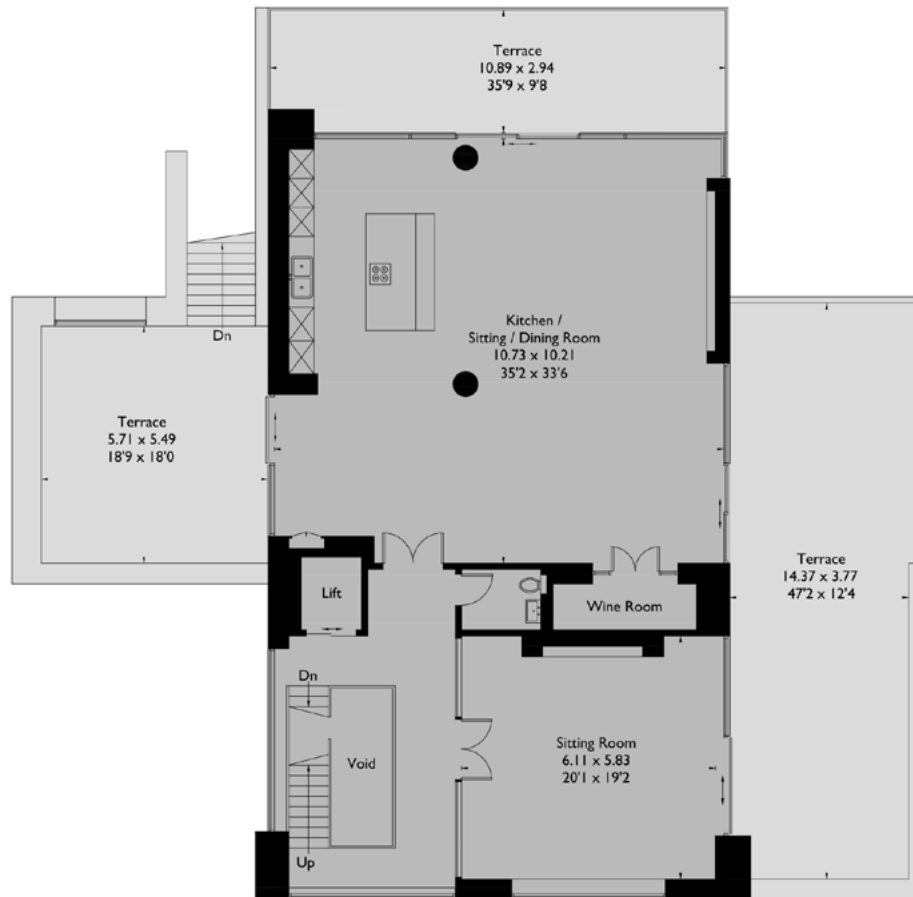
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant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

Optima, | The Drive, Brudenell Avenue, Poole, BH13 7NW

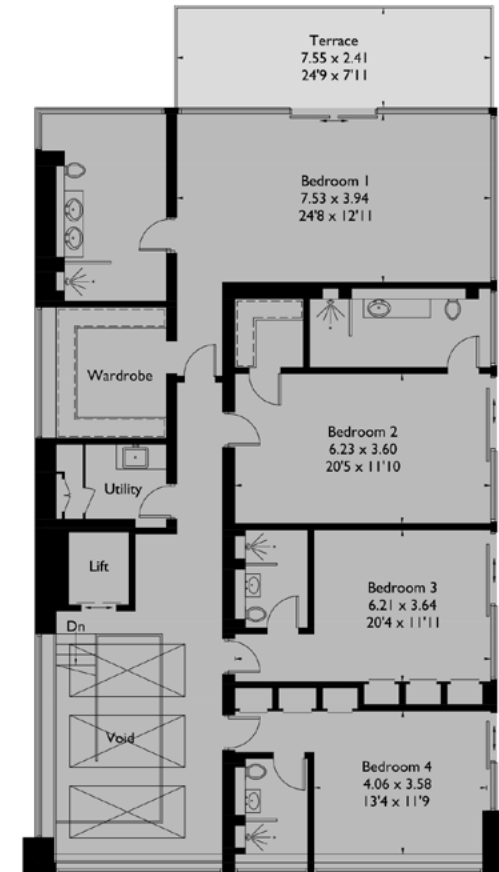
Approximate Gross Internal Area = 645.8 sq m / 6951 sq ft

(Including Garage / Pool / Excluding Void)

Terracing = 249.9 sq m / 2689 sq ft



First Floor



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 220051









Orseleta, 1 The Drive, Brudenell Avenue, Poole, BH13 7NW

Approximate Gross Internal Area = 639.1 sq m / 6879 sq ft

Terracing = 254.5 sq m / 2739 sq ft

(Including Garage / Lift / Pool / Excluding Void)



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 220054

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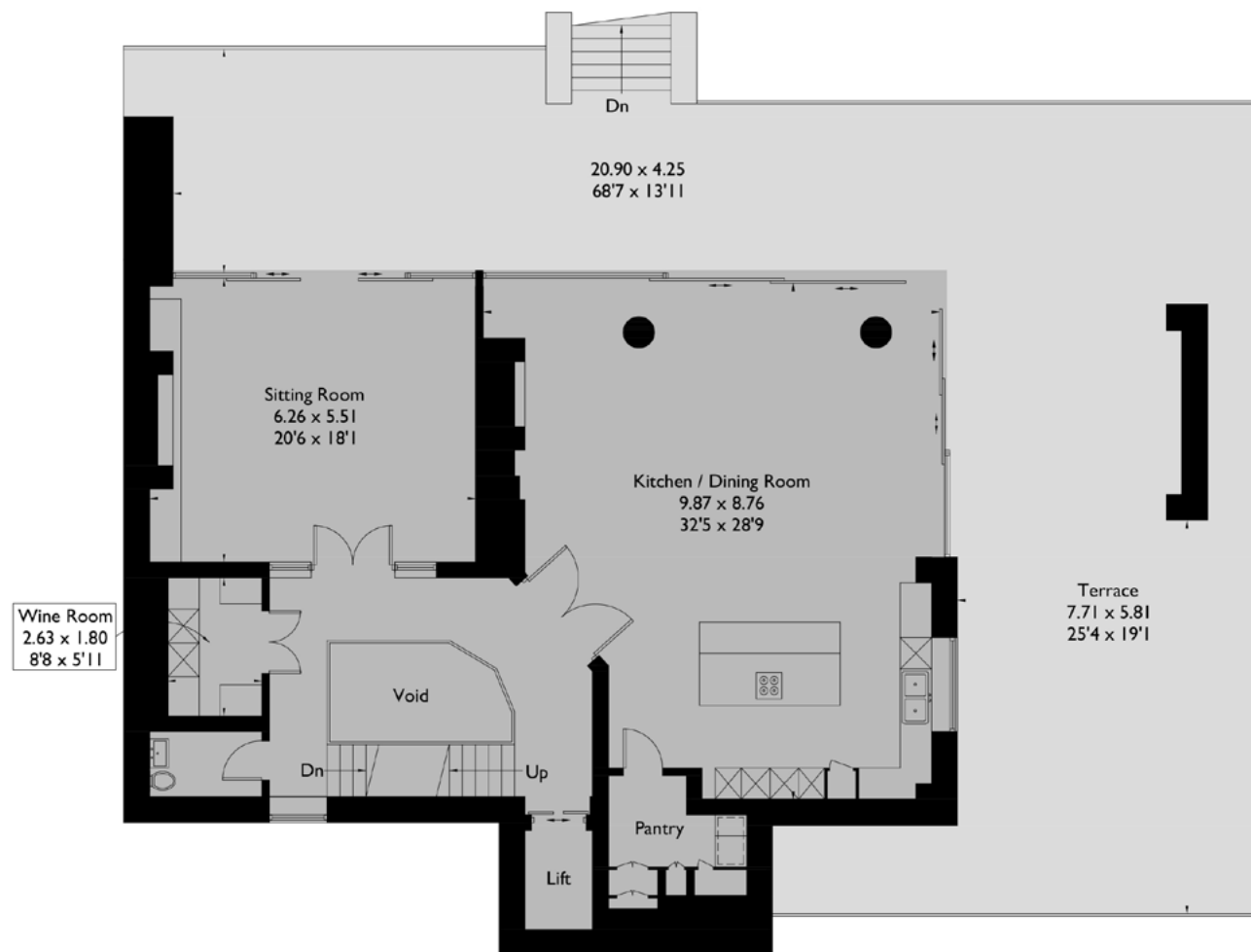


Orseleta, 1 The Drive, Brudenell Avenue, Poole, BH13 7NW

Approximate Gross Internal Area = 639.1 sq m / 6879 sq ft

Terracing = 254.5 sq m / 2739 sq ft

(Including Garage / Lift / Pool / Excluding Void)




First Floor

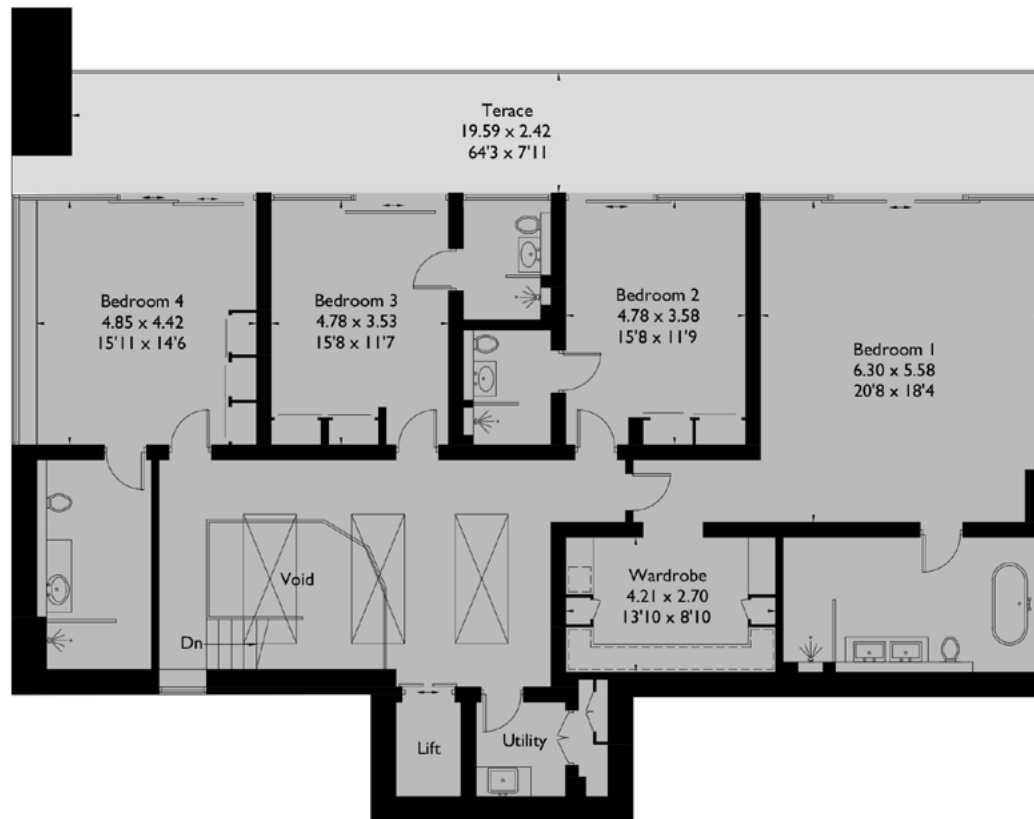
FLOORPLANZ © 2018 0203 9056099 Ref: 220054

Orseleta, 1 The Drive, Brudenell Avenue, Poole, BH13 7NW

Approximate Gross Internal Area = 639.1 sq m / 6879 sq ft
 Terracing = 254.5 sq m / 2739 sq ft
 (Including Garage / Lift / Pool / Excluding Void)



 = Reduced headroom below 1.5m / 5'0



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 220054



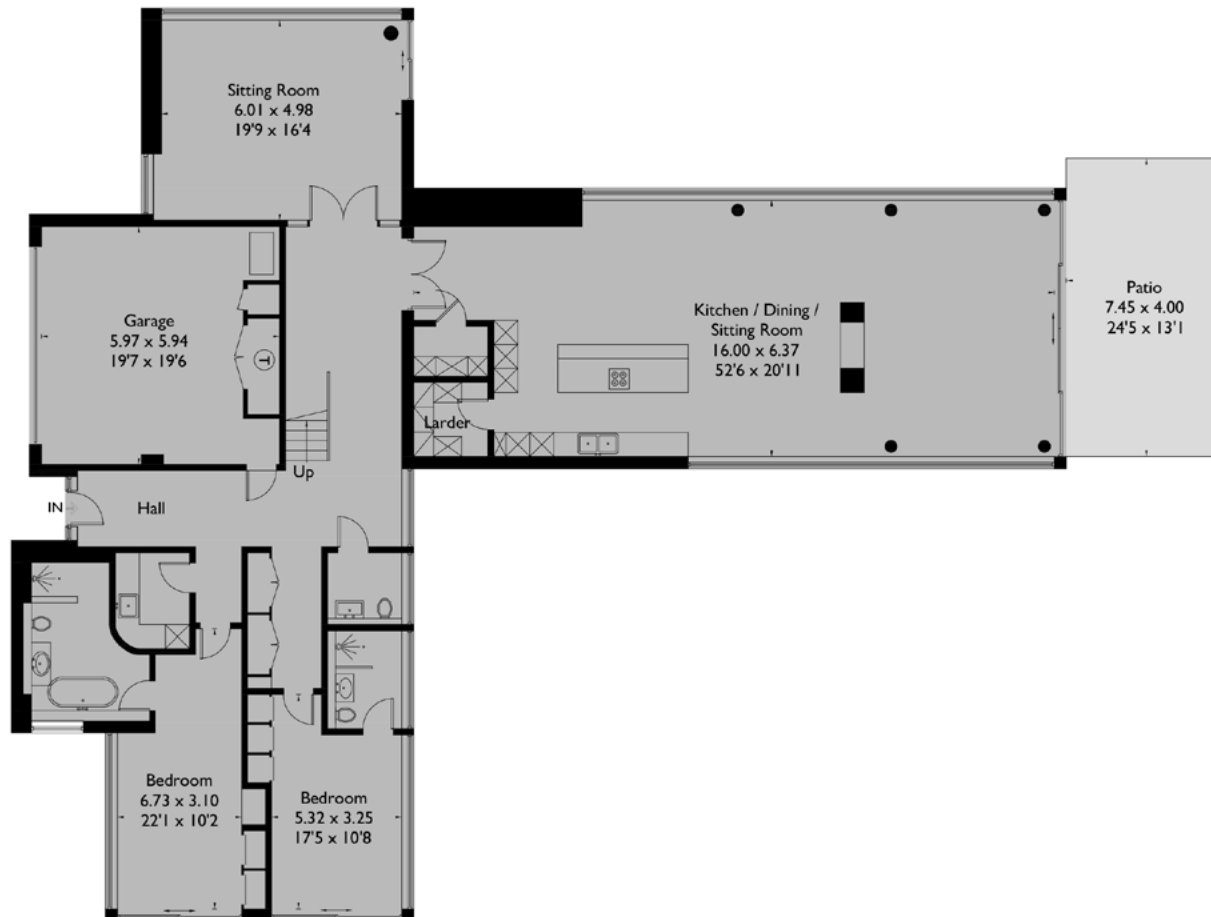






Ortega, | The Drive, Brudenell Avenue, Poole, BH13 7NW

Approximate Gross Internal Area = 431.5 sq m / 4645 sq ft
 (Including Garage / Excluding Voids)
 Terrace Area = 64.9 sq m / 698 sq ft (Approx)



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 219718

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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.

Ortega, | The Drive, Brudenell Avenue, Poole, BH13 7NW

Approximate Gross Internal Area = 431.5 sq m / 4645 sq ft
 (Including Garage / Excluding Voids)
 Terrace Area (Approx) = 64.9 sq m / 698 sq ft



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 219718

WHAT YOU NEED TO KNOW

OUR THOUGHTS

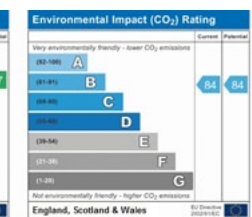
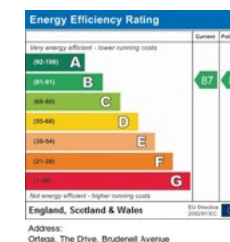
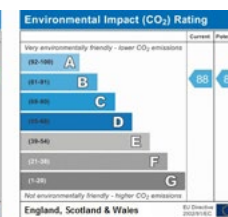
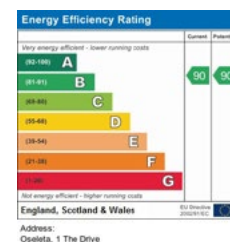
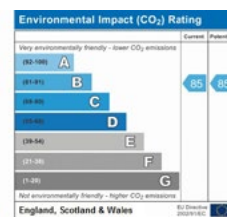
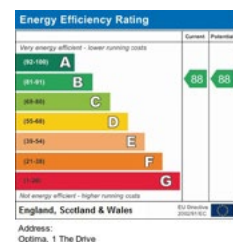
Luscombe is one of the South Coast's most exclusive gated communities located just off Brudenell Avenue, a highly desired location close to the shores of Poole Harbour and little more than 0.5 miles from the simply stunning beaches of Sandbanks. This is a rare opportunity to acquire the complete development of three highly contemporary super homes; Optima, Orseleta and Ortega in a unique and tranquil setting extending to over three acres. For those seeking privacy the wooded setting provides a natural screen and the development shares boundaries with the Luscombe Valley Nature Reserve as well as Parkstone Golf Club. The stunning architecture makes the most of the woodland views and in the case of Optima a stunning view of Poole Harbour. The accommodation totals over 18,000 square feet and there is a vast amount of outside space in the form of balconies and terracing. Naturally the houses are well equipped and beautifully appointed. Luxury features include indoor swimming pools, saunas, private lifts and wine stores. The setting here would be almost impossible to repeat this close to the water and the Sandbanks Peninsula so this one-off opportunity exists for a brief time for at least one discerning purchaser.

THE IMPORTANT FACTS

Guide Price: £16,000,000

Tenure: Freehold

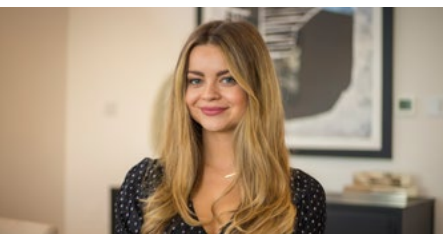
Energy Performance Certificates:



ANY QUESTIONS?



David Chissell
07795 835647
david@luxuryandprestige.co.uk



Harriet Towing
07809 908718
harriet@luxuryandprestige.co.uk



Steve Isaacs
07970 878106
steve@luxuryandprestige.co.uk

IN PERSON:

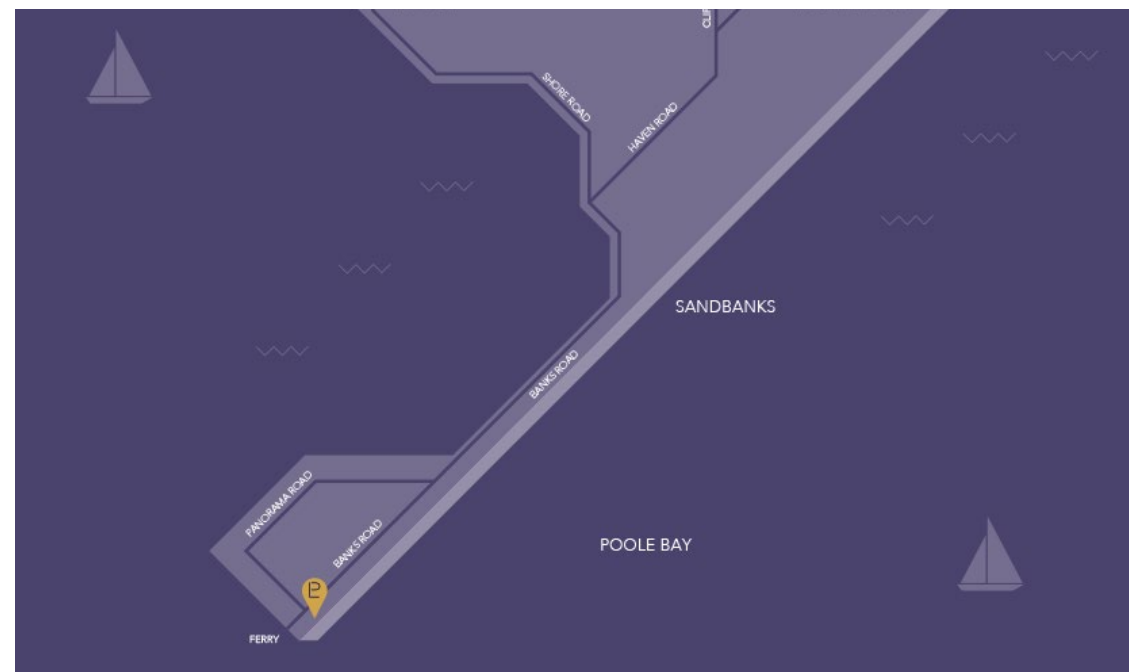
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

BY PHONE:

01202 007373

BY EMAIL:

info@luxuryandprestige.co.uk



A short film introduction to this property can be found at: www.vimeo.com/297258335

Property Reference: 0231

IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes 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.