



Honoré

15c Panorama Road, Sandbanks, Poole, Dorset BH13 7RA



STEPHENNOBLE  
COVERING THE COASTLINE



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A brand new detached house designed by David James Architects, built and finished to exacting standards by the well respected local company 'Celebration Developments'. The house has been designed to adopt the waterfront lifestyle for which Sandbanks is renowned, occupying a delightful location on Sandbanks within easy reach of Poole Harbour and Award Winning beaches

With approximately 2,438 sq ft of luxurious accommodation over three floors, features include •Cantilevered oak staircase •Oak flooring to the hall and the open plan kitchen/dining/family room •Security alarm system • Zoned underfloor gas central heating •Solar power integrated into the roof •Powder coated Aluminium framed double glazed windows and doors •Stunning open plan kitchen/dining/living area with kitchen by 'Kitchen Elegance' with quartz work tops and integral Siemens and Miele appliances •Luxuriously appointed wet rooms with feature Porcelanosa tiling •Exceptional top floor living room wired for use as a cinema/media room •Large south/west facing top floor sun terrace with clear frameless glass balustrade and stone grey decking • The top floor has a shower room providing flexibility •Provision for powered curtains or blinds •Sophisticated ventilation system, security and sprinkler system •Code 6 wiring throughout •Feature pocket doors •LED lighting •Many of the media functions can be controlled via a Smartphone or ipad •Low maintenance exterior •Rear garden with stone sun patio and level lawn •Integral garage with electric shutter door •Private access with block paved off road parking.

**PRICE GUIDE £1,350,000**

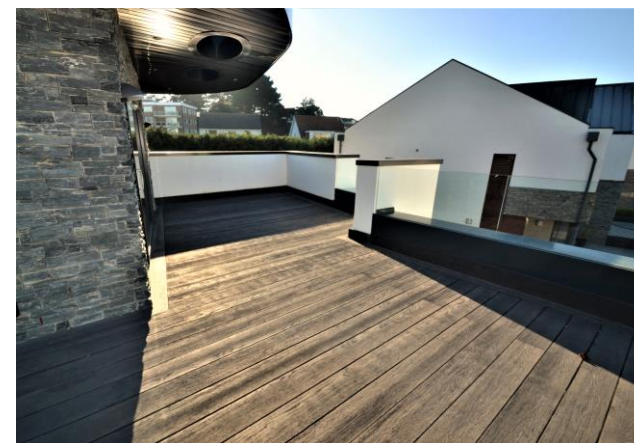
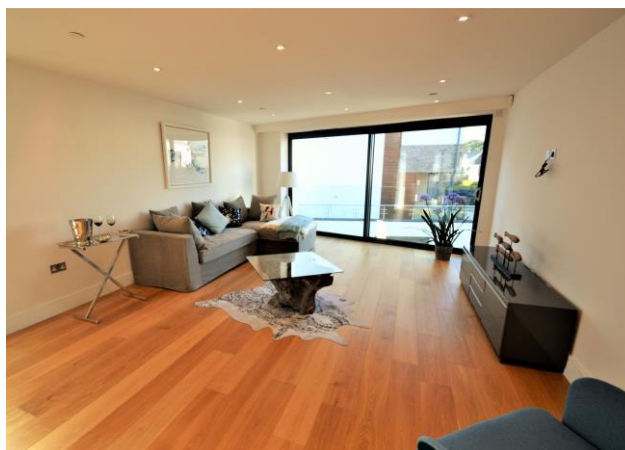
Stephen Noble



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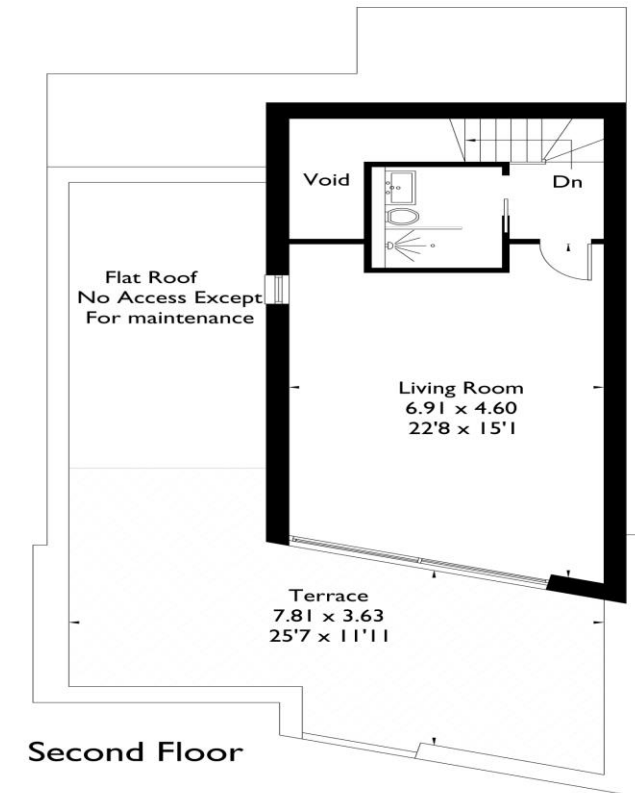
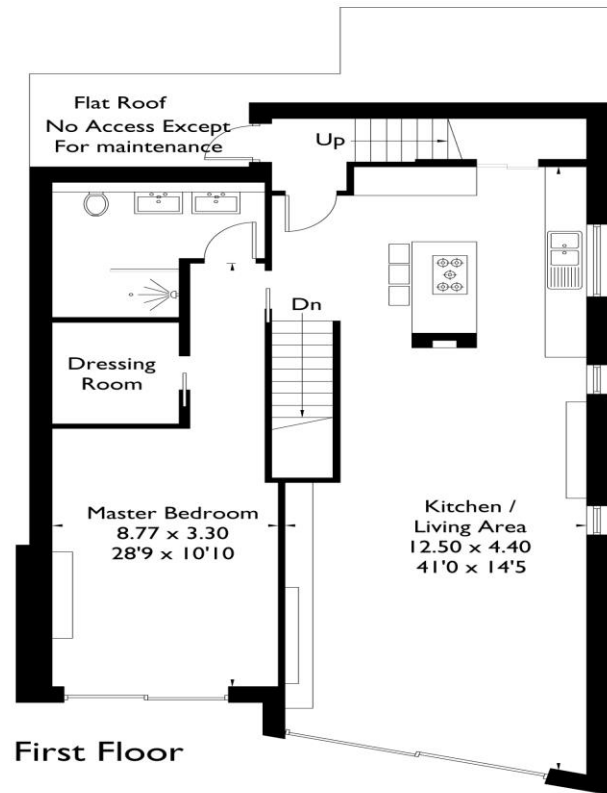
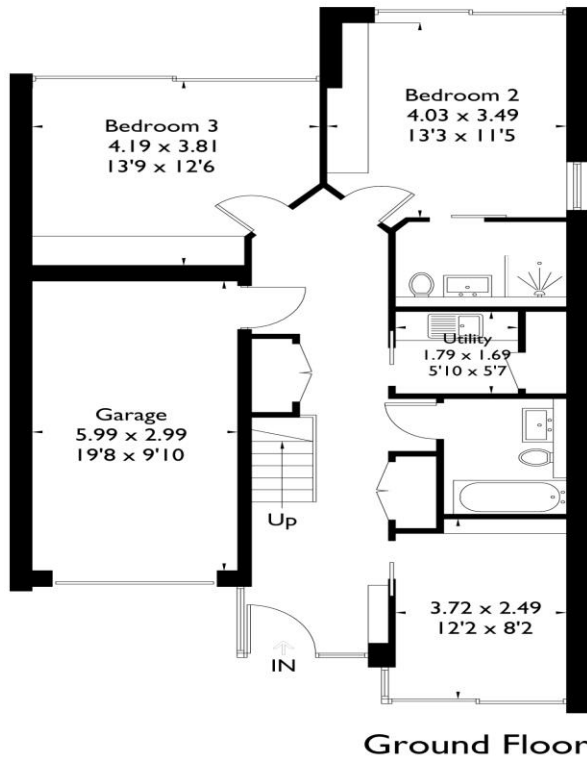
**Superb 41' Open Plan Kitchen/Living Area on the First Floor  
Second Floor Living Room with Terrace**

**Master Bedroom with En Suite Shower and Dressing Rooms  
2/3 Further Bedrooms, Study/Bedroom 4**

**3 Further Bath/Shower Rooms, Landscaped Garden, Garage, 10 Year Building Warranty**

# Panorama Road, Poole

Approximate Gross Internal Area = 208.5 sq m / 2244 sq ft (Excluding Garage)  
Terrace = 30.7 sq m / 330 sq ft



For identification only. Not to scale.  
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## IMPORTANT NOTICE

We have prepared these details in good faith to give a broad description of the property. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. We have relied upon our own brief inspection and information supplied to us by the Vendors. Accordingly it is not intended that this brochure should be relied upon as a representation of facts or that it should have contractual status. For example: (i) The description, including photographs of the [property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements areas and distances are intended to be approximate only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings shown on the plans is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes, are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included for sale. (v) No representation or warranty is given as to the title of the property or as to the existence or otherwise of any planning consent, building regulation approval or other statutory or regulatory permission, If there is any particular aspect of the property about which you



