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80 Banks Road, Sandbanks Peninsula - BH13 7QG  
£1,585,000



# 80 Banks Road

Sandbanks Peninsula

Set behind gates on a south-facing corner on the prestigious Sandbanks Peninsula, this substantial coastal house immediately impresses in both scale and presence, with its sense of space, privacy and individuality. Cleverly arranged and discreetly screened by tropical planting, this beautiful home enjoys volume and practicality rarely found in this location. Internal accommodation extends to more than 2,550 sq.ft and is elevated by a roof terrace with sea views towards Old Harry Rocks, complemented by multiple outdoor areas for alfresco dining, entertaining or quiet moments, all just 250 metres from sound of the sea.

Internally, the layout flows with the ease of a permanent family home rather than a seasonal retreat, offering generous reception spaces, clearly defined living zones and bedrooms that feel purposeful and well proportioned.

- Roof terrace (178 sq.ft) with views to Old Harry Rocks
- Total area 5,210 sq.ft with multiple alfresco seating & dining areas
- Sunny lounge open plan with second reception zone
- Dedicated dining area connected through from kitchen
- 4 double bedrooms & 3 bathrooms (2 ensuite)
- Balconies (south-facing) from two of the bedrooms
- Basement garage integrated with convenient utility & storage room
- Gated entrance to convenient driveway parking
- Secluded southerly setting behind tropical planting
- Internal Area: 2,555 sq.ft
- EPC Rating: D
- Council Tax Band: G



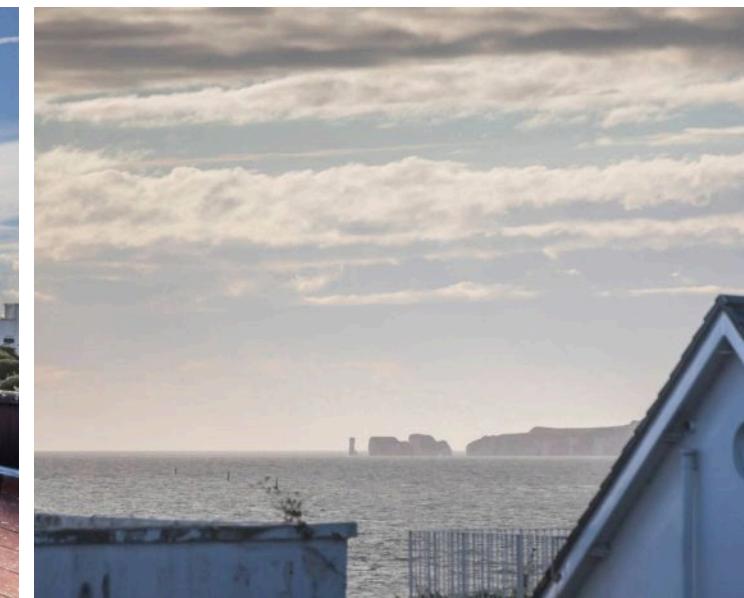
The ground floor is centred around interconnected living and dining rooms, ideal for both relaxed daily life and entertaining. The rooms are broad and light filled, with bay windows adding character and scale while maintaining a calm, timeless feel. A games area provides flexibility for children, working from home or informal gatherings, reinforcing the sense that this is a house designed to be lived in year round. The first floor is devoted to three well balanced bedrooms, with the two principal suites each having their own bathrooms and south-facing balcony. The third bathroom serves bedrooms three and four. The top floor bedroom is currently used as a second lounge and home office, opening onto a generous roof terrace with views towards Old Harry Rocks, creating a natural extension of the living space.

#### OUTSIDE:

The architecture draws from a traditional coastal villa, with off-white rendered elevations that sit naturally within the peninsula's seaside landscape. The property's geometry is framed by curved and stepped terrace forms and mature tropical planting. Practical elements are thoughtfully integrated, including parking for multiple vehicles and a garage. Set within a plot of 5,210 sq.ft, the house offers a choice of outdoor seating and dining areas that follow the sun throughout the day, from morning coffee on the terrace to relaxed evenings on the deck. The decking connects directly to the kitchen and steps down to a useful utility and additional storage room, providing practical everyday solutions especially for those sandy beach days, ensuring the house functions as comfortably as it presents.

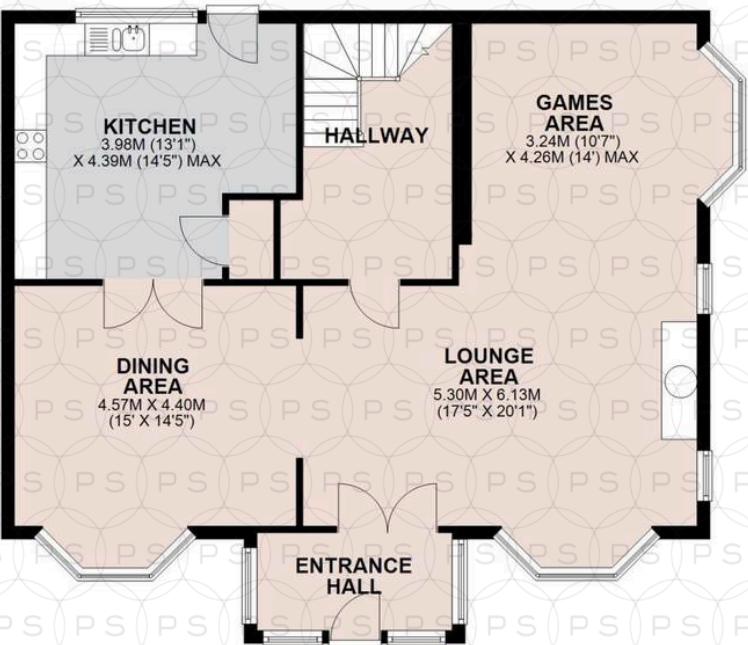
#### LOCATION:

Banks Road is one of the peninsula's most sought after addresses, positioned just 250 metres from the sandy beach and 200 metres from the Sandbanks chain ferry, giving access to the National Trust's heathlands of Studland. The surrounding area is synonymous with waterside living, with the Sandbanks & Royal Motor Yacht Clubs and fine eateries such as Rick Steins. The nearby beaches, harbour frontage and village amenities combine to create a lifestyle that is both relaxed and well connected, with Poole's rail links to London Waterloo in approx. two hours, or indeed hop on the ferry to France from the historic and bustling Poole Quay.



### GROUND FLOOR

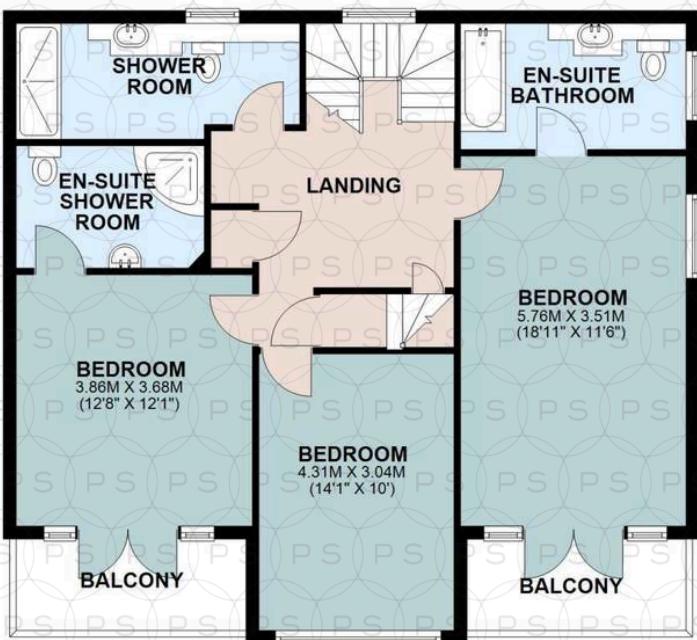
APPROX. 94.6 SQ. METRES (1018.1 SQ. FEET)



### FIRST FLOOR

MAIN AREA: APPROX. 86.2 SQ. METRES (928.1 SQ. FEET)

Plus balconies, approx. 10.4 sq. metres (112.5 sq. feet)



### SECOND FLOOR

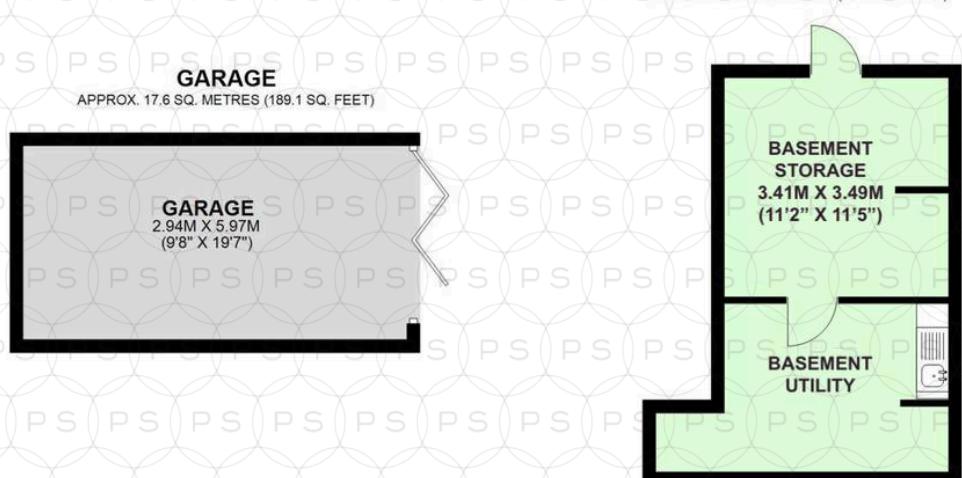
MAIN AREA: APPROX. 16.6 SQ. METRES (178.2 SQ. FEET)

Plus roof terrace, approx. 42.1 sq. metres (452.9 sq. feet)



### OUTBUILDINGS

APPROX. 22.4 SQ. METRES (241.2 SQ. FEET)



MAIN AREA: APPROX. 237.3 SQ. METRES (2554.7 SQ. FEET)

PLUS BALCONIES, APPROX. 10.4 SQ. METRES (112.5 SQ. FEET)

PLUS ROOF TERRACE, APPROX. 42.1 SQ. METRES (452.9 SQ. FEET)



## Philippa Sole Ltd

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