



# THE SANDS

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3 DE MOULHAM ROAD, SWANAGE, DORSET BH19 3NP

A DEVELOPMENT OF 4 LUXURY DETACHED HOUSES WITH PANORAMIC SEA VIEWS









# WELCOME TO THE SANDS

The Sands is a collection of 4 detached fabulously appointed luxury new homes enjoying panoramic bay views.

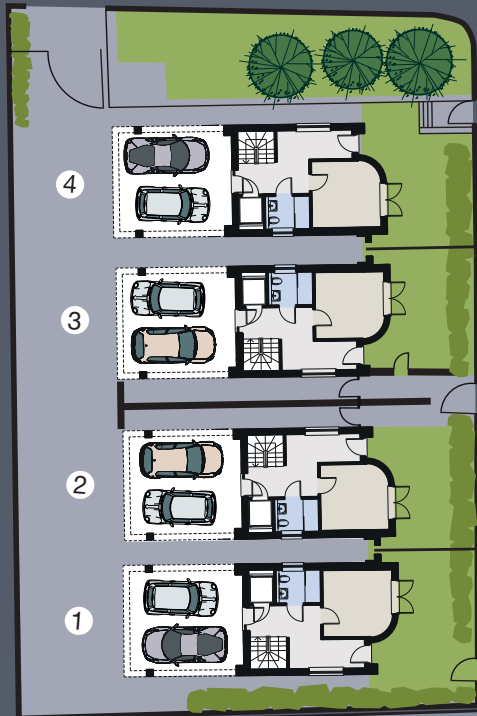
Contemporary styling, high specification finish and an inherent attention to detail come as standard. Towering windows frame the views which expand before you, natural materials are tactile and authentic. With considered layouts to maximise the south-east facing views and first and second floor balconies to relax and take it easy.





# SITE PLAN

RABLING ROAD



DE MOULHAM ROAD

THROUGH ROAD





# THE SANDS

DE MOULHAM ROAD

## THE DEVELOPMENT

The Sands sits in a prominent position overlooking Swanage Bay. Swanage and Studland are renowned for long sandy beaches and pretty coastline, being at the start of the World Heritage Jurassic coastline.

These generously proportioned, detached houses have been designed to offer contemporary living with elegant open plan kitchen dining spaces. The floor to ceiling sliding doors allow sunlight to bathe the living room and luxuriously appointed master bedroom suite.

This unique development offers you luxurious living with easy access to the beach, local watersports, scenic country walks and the shops, cafés and restaurants nearby.

The lively town centre and seafront of Swanage also offers such diverse attractions as the Mowlem Theatre with its live theatre performances and latest cinema releases to the nostalgia-filled Heritage Railway.





# THE SANDS





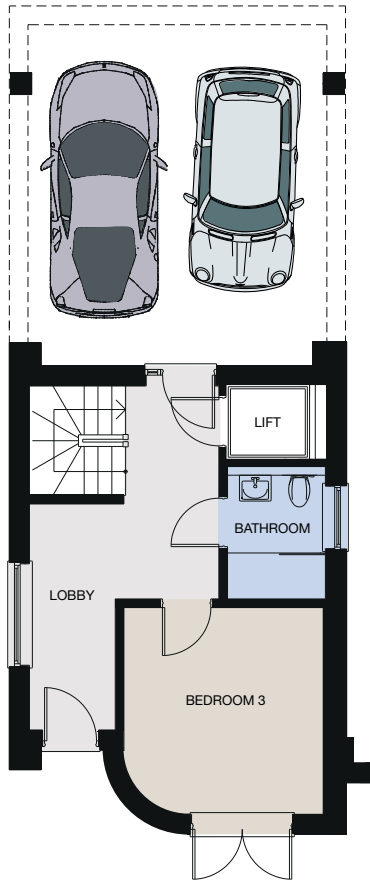


## SUSTAINABLE POSTERITY

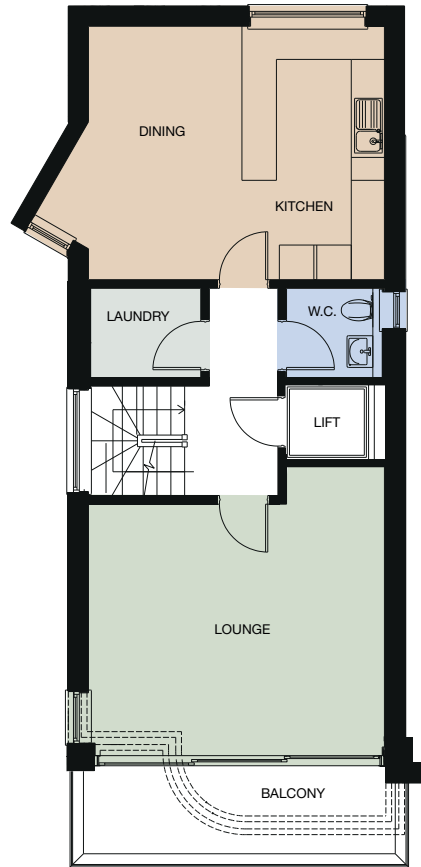
The Sands has been designed around how we live today and for the future with thermal insulation, smart heating systems, renewable energy technologies and electric vehicle charging points.

- Panoramic sea views
- Lift to all floors (optional)
- Glazed balconies to living room and master suite
- Bespoke kitchen
- Undercroft parking for 2 cars

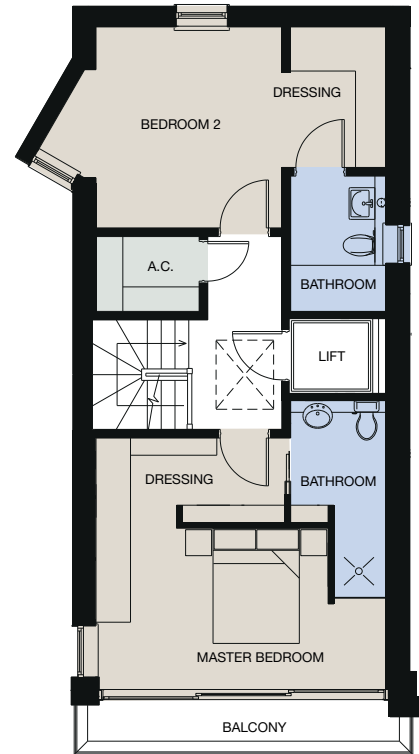




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# ONE THE SANDS

163.5M<sup>2</sup> / 1760SQFT\*\*

**GROUND FLOOR**

Entrance Lobby	3.97m x 1.54m	13'0" x 5'0"
Rear Hall	1.70m x 3.75m	5'5" x 12'3"
Bedroom 3	3.55m x 3.64m	11'6" x 11'9"
Bathroom 3	2.35m x 1.75m	7'7" x 5'7"
Store	1.60m x 1.30m	

**FIRST FLOOR**

Lounge	5.19m x 5.05m*	17'0" x 16'5"
Store	1.30m x 1.60m	4'2" x 5'2"
WC	1.60m x 1.75m	5'2" x 5'7"
Laundry	1.60m x 2.00m	5'2" x 6'5"
Kitchen/Diner	5.19m x 4.45m	17'0" x 14'5"
Balcony	5.20m x 1.80m	17'0" x 5'9"

**SECOND FLOOR**

Bedroom 2	3.27m x 3.52m	10'7" x 11'5"
Dressing	2.48m x 1.69m	8'1" x 5'5"
Ensuite	2.40m x 1.69m	7'8" x 5'5"
Master Bedroom	5.10m x 4.20m	16'7" x 13'7"
Ensuite	3.50m x 1.69m	11'4" x 5'5"
Balcony	5.20m x 0.90m	17'0" x 2'9"
Store	1.60m x 1.30m	5'2" x 4'2"
Airing Cupboard	1.83m x 1.35m	6'0" x 4'4"

\*Into alcove \*\*Total excluding balconies



# THE SANDS

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# TWO THE SANDS

163.5M<sup>2</sup> / 1760SQFT\*\*

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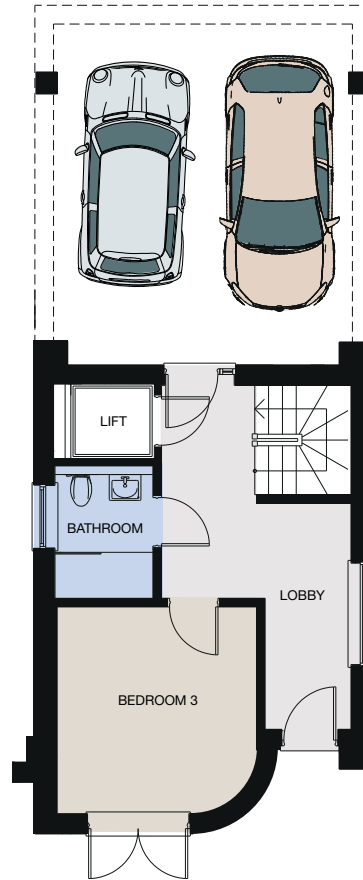
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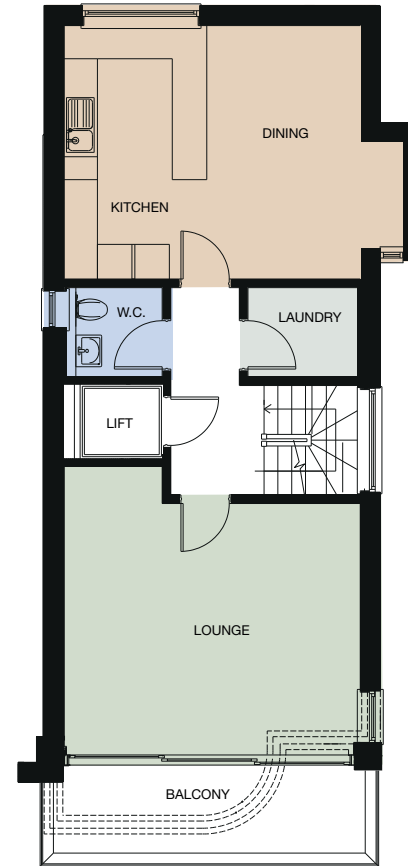
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Bedroom 2	3.27m x 3.52m	10'7" x 11'5"
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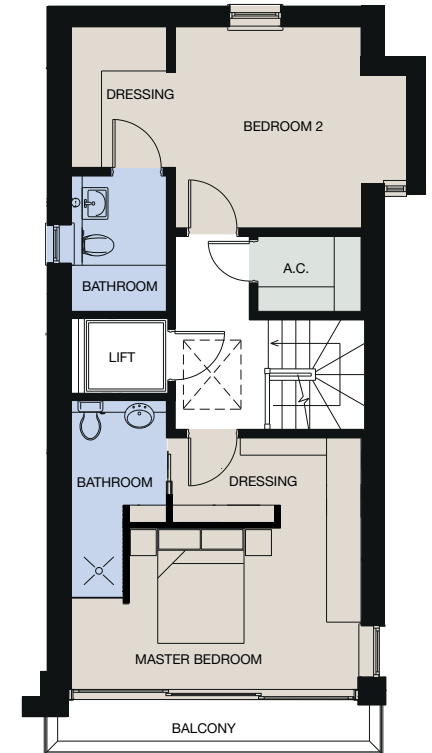
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

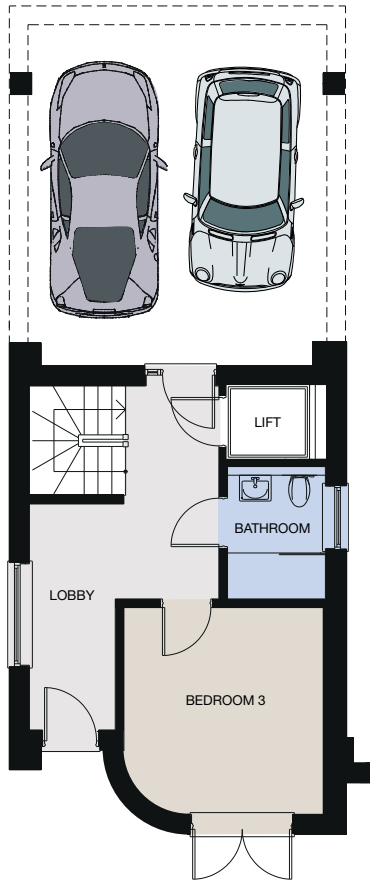


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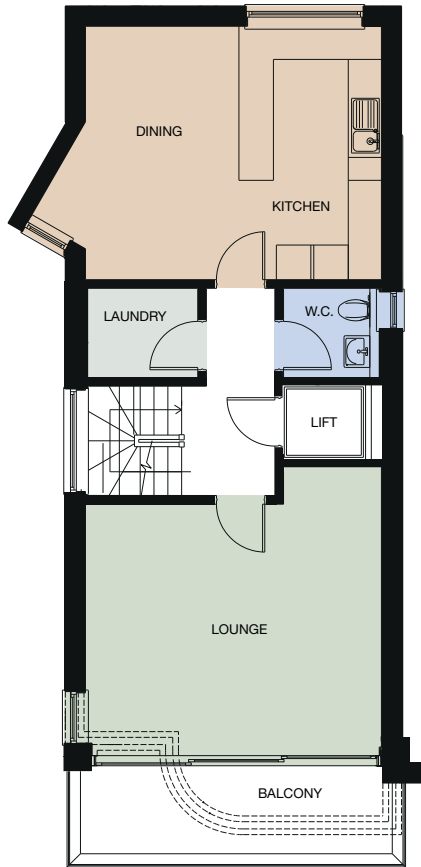
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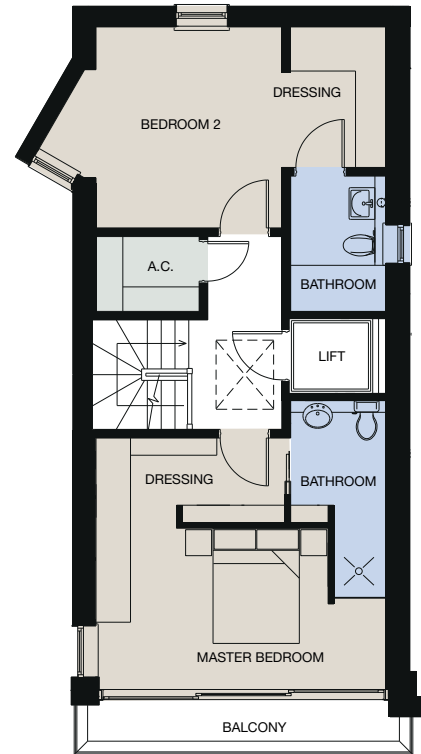




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THREE THE SANDS

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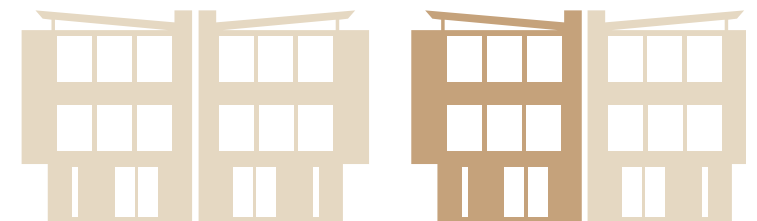
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163.5m<sup>2</sup> / 1760SQFT\*\*

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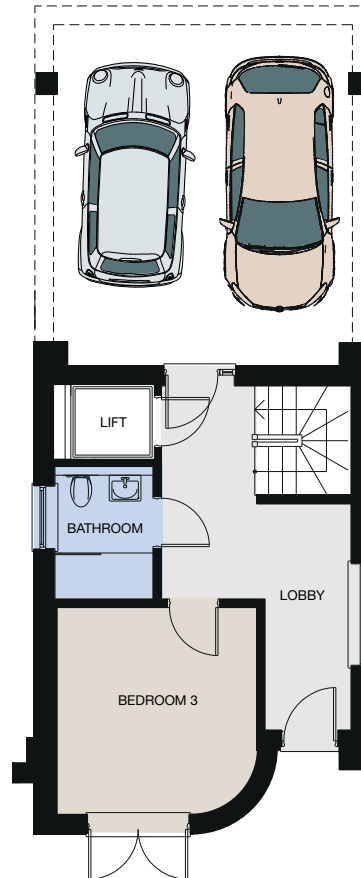
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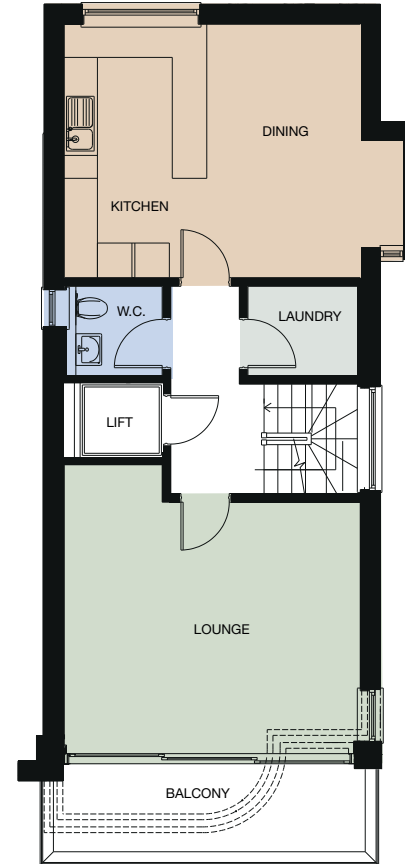
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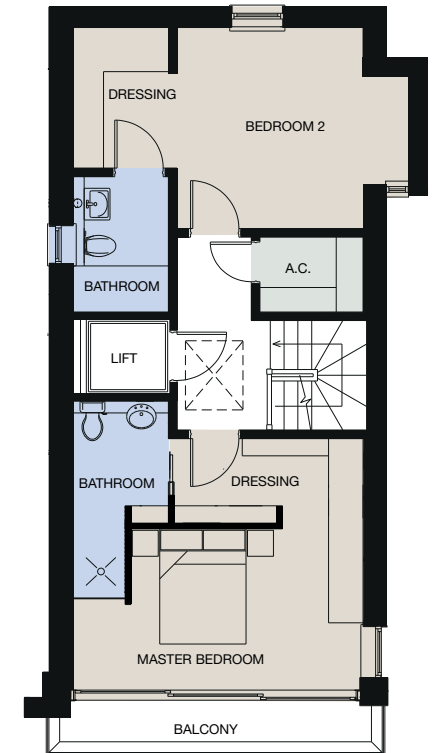
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# THE SANDS

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**THE SANDS**

JOURNEY TIMES  
from Swanage to-

	Wareham	22 mins
	Poole	40 mins
	Weymouth	46 mins
	Bournemouth	47 mins
	Bournemouth Airport	55 mins
	*via Swanage ferry	

from Wareham to-

	Poole	11 mins
	Bournemouth	24mins
	Weymouth	26 mins
	London	
	Waterloo	2hrs 21mins



# SPECIFICATION

The items within this specification are for guidance only and may be subject to change. Please check with a sales executive for the latest information.

## GENERAL

- Air source heat pump / solar panels
- Tiled flooring to ground and first floor living areas
- Luxury fitted carpet to bedrooms
- Aluminium windows and bi-fold doors
- 10 year ICW Structural Defects Insurance / Warranty Policy
- Outstanding internal design and finish
- Individual gardens incorporating a seating area
- Underfloor heating throughout
- Water Softeners (optional)
- Platform lift to all floors (optional)
- Second floor master suite including bedroom, wardrobe area and en-suite incorporating shower, bath, wc and double sink

## KITCHEN

- Bespoke designed kitchens with soft close doors and drawers
- Quartz worktops and upstands

## BATHROOMS

- Minoli or Porcelanosa tiles to all bathrooms and shower rooms
- Roper Rhodes, Vitra & Vado sanitaryware
- Quality traditional vanity units to all bathrooms, en-suites and WCs
- Heated chrome ladder towel rails
- Thermostatic shower valves
- Glazed shower screens

## ELECTRIC

- Brushed chrome double sockets to all areas
- Shaver sockets to all bathrooms and en-suites

- LED downlights
- Mains operated smoke and heat alarms

## FINISHES

- Square edge skirting and architrave
- Luxury internal doors
- Brushed / Polished chrome ironmongery

## EXTERNAL

- Glazed balcony area to first and second floor
- Individual gardens incorporating a seating area
- Two private undercroft car park spaces
- Provision for electric car charging points



Albury & Hall are a family run, independent estate agents covering all sides of Poole Harbour, as well as having a presence in London's Mayfair Office.

We are specialists in country and coastal properties offering our expertise in Sales, Lettings and Holiday Lettings whether to assist in finding your perfect property or to give advice on investment opportunities, our tailored services are here to assist you in all aspects of residential property.

Each of our local offices are run by experienced professionals whom both work and live locally to their respective branches, offering unrivalled knowledge of the area and with fantastic connections.

Our focus within our teams and as a business, puts service with a personable approach to the forefront of our ethos, frequently sponsoring local events and organisations and with mindfulness to the support and development of the local communities we call home, to preserve our special part of Dorset for generations.





Local Office  
24 Station Road,  
Swanage BH19 1AF  
01929 660000  
info@alburyandhall.co.uk

New Homes Department  
32 Haven Road,  
Canford Cliffs, BH13 7LP  
01202 805555  
newhomes@alburyandhall.co.uk



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