



63 CHADDESLEY GLEN

SANDBANKS

B A Y N H A M  
C O U L D R I D G E



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## THE BUILDING & LOCATION



Located just moments from the peninsula's famous beach, Chaddesley Glen is nestled in a secluded drive looking down on the exclusive Sandbanks resort. Commanding impressive sea views, these brand new gated developments combine award winning architecture, advanced technology and luxurious bespoke fixtures and fittings to deliver homes of unparalleled comfort, practicality and style.

Each house offers four bedrooms with en-suite bathrooms, fully integrated home automation systems, extensive open plan living spaces with open air terraces, full HD cinemas and contemporary landscaped gardens. The latest construction methods, the finest materials and class leading interior design ensure these homes will appeal to the most discerning of residents.

## LIVING SPACE



Flooded by natural light during the day, and elegantly lit by the intelligent Clipsal lighting system by night, the vast open plan living area spans the entire top floor of the properties and provides the perfect arena for both relaxation and entertaining. The Nevo home automation system provides audio and visual enjoyment at the touch of a button, whilst floor to ceiling windows and full height sliding doors create an even greater feeling of space and freedom. Solid walnut floors run throughout the family room, adjacent dining room and study, and merge synonymously with the stainless steel and glass clad terraces outside.



Situated in the basement, the impressive cinemas enjoy an almost cavernous feel. Powered by the Microsoft Media centre, films can be chosen from the touch screen remote control and brought to life by the Panasonic Full HD projectors which illuminate the 136" motorised screens. The additional 6.1 Dolby Surround Sound and Focal speakers make for a truly exhilarating experience.



## KITCHEN



Forming the hub of the open plan reception areas, the specially commissioned kitchens combine fashion with practicality and comprise of the latest German made RWK units and quartz stone work tops. Amongst ample amounts of storage are housed the state of the art Miele and DeDietrich appliances including steam oven, coffee machine and stylish downdraft extractor unit.

## MASTER SUITE



The master suites provide a spacious and tranquil retreat, and combine numerous elegant finishes found throughout the properties. The walnut veneered Hulsta wardrobes and metallic fabric clad feature wall are reflected in the luxurious en-suite bathroom's 'steel works' porcelain finish and bespoke joinery. Furthermore, Hans Grohe Raindance showers, large Duravit baths, polished chrome Vado brassware and LED mood lighting all serve to make these the most attractive of bathrooms.



## BEDROOMS



Located just off the magnificent central staircase which spans the houses' three storeys, are three further double bedrooms. Entered from the heated blue limestone hallways, each has been meticulously planned and designed and is individually finished with the finest paints and materials.



## GARDEN

Carefully landscaped, lavishly planted and subtly lit; these city style gardens make use of a number of natural materials including limestone, slate and iroko wood to create a secluded haven ideal for entertaining or relaxing alike.

**Further features include:**

- Supplemental energy provided by roof mounted solar panels.
- Eco-efficient rainwater harvesting system for waste and irrigation management.
- Comprehensive security including NACOSS alarm and CCTV system with remote monitoring and electronically operated gate and door entry.



**Important Notice**

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Baynham Couldridge Ltd. September 2009.

Brochure by juliepage design 07833396770  
Photography by Alistair Nicholls

**63 CHADDESLEY GLEN**

Approximate Gross Internal Area 310 Sq m (3335 Sq ft)



**63A CHADDESLEY GLEN**

Approximate Gross Internal Area 310 Sq m (3340 Sq ft)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

