



Alington Close, Sandbanks

westcoastdevelopments.com

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ALTA AND OSTIA

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Alington Close is located within the prestigious area of Sandbanks, Poole in Dorset. Alta and Ostia are within walking distance of numerous amenities including Canford Cliffs village with its shops, delis, cafe bars, post office and banks. Also nearby are superb local yacht clubs, marinas and golf clubs. Area activities include watersports such as canoeing, waterskiing, kite surfing and fishing together with cycling, walking, golf, beach volleyball and polo.



Location

Westcoast's developments can only be found in the most desirable locations, predominantly on the "world famous" Sandbanks Peninsula and surrounding areas. This exquisite part of Dorset boasts award winning sandy beaches, the spectacular natural beauty of the Jurassic Coast and the secluded waters of Poole Harbour, offering a wealth of water sports activities.

Transport Links:

M27/M3 road links to London
Poole Ferry to Channel Islands
Southampton and Bournemouth Airports
Branksome, Poole and Bournemouth Train Stations





'ARCHITECTURE SHOULD SPEAK OF ITS TIME AND PLACE, BUT YEARN FOR TIMELESSNESS'

Frank Gehry



SPECIFICATION

Entrance:

Attractive block pavior main entrance driveway leading to secure, automatic, electric front gates to each property with individual video intercom system. Each superb pavior driveway is enhanced with kerb edgings and planting beds filled with evergreen and perennial shrubs for all year round colour. Each driveway incorporates an impressive two car block paved vehicle turntable.

External:

Contemporary, architecturally designed properties with striking glass facades and frameless glazed balconies both front and rear to maximise the outstanding panoramic views. Vast aluminium framed windows shimmering with light and shadows. Magnificent stone buttresses highlight and support the timeless design of each building. Double garages with obscure glass to exploit the natural light, remote automatic opening door, easy maintenance resin flooring and optional bespoke internal storage system.

Internal - Hall/Entrance:

Glazed front door opens into a splendid entrance area adorned by a professionally French polished wooden feature staircase with impressive glazed balustrading. The four person glass fronted lift, serving all three floors, is accessed also via this vestibule.



Ground Floor:

The ground floor comprises a spectacular bespoke bar and family room leading to a stunning terrace overlooking professionally designed landscaped gardens by award winning Landscape Architects. Guests have the facility of a ground floor cloakroom/wc and, for those staying overnight, a large guest double bedroom with ensuite. The ground floor also provides handy extra storage cupboards and an all-purpose utility room.



First Floor:

This floor boasts a terrace to the front and the rear. The rear terrace, with its spectacular views over Sandbanks, serves the main bedroom, enhanced by a walk-in dressing room with ensuite styled with Amber free standing bath by Villeroy & Boch and Antonio Lupi vanity unit and basin. The first floor also accommodates the second and third large double bedrooms, both with superior fitted Italian designed wardrobes. Alta's bedroom two has the added attraction of a terrace at the front. Both bedrooms benefit from high specification ensuites with Villeroy & Boch sanitaryware and Antonio Lupi vanity units.



Second Floor:

Exceptional kitchens, designed by the multi-award winning company, Dream Design, with stunning luxury cabinetry, corian and stone worksurfaces and appliances from both Gaggenau and Miele. A superb pantry room is positioned directly off the main kitchen area. The corian worksurface topped island with corian sink also incorporates a stylish and social seating area. For added convenience, this floor has its own separate cloakroom situated on the landing area.

Ample dining space for formal entertaining and sumptuous lounge seating areas are ideally positioned at the rear of the building with spacious sun terraced area maximising the uninterrupted views of Sandbanks and beyond with its various harbour water activities. Summer or Winter, the view is breath-taking.

'State of the Art' AV Telephone and Data Systems:

AV telephone and data system fully cat 5 & 6 data cabled throughout linked to a high quality 'state of the art' central hub home automation system to control lighting, heating, music, movies, energy, security and much more. In-wall touch screen systems work in tandem with either i-phone, i-pad, tablet or pc allowing you to control your home effortlessly.



Other Features:

Underfloor heating throughout the building (connected to Control 4 touch screen system). *

Seamless poured resin floors to communal areas and bathrooms.

Solid blockwork walls and partition walls (opposed to timber).

Highly efficient heating system and excellent thermal insulation (connected to Control 4 touch screen system).

Modern LED lighting both internally and externally (connected to Control 4 touch screen system).

NHBC 10 Year Buildmark Warranty.

Satellite/Sky TV.

Electric blinds (future augmentation).

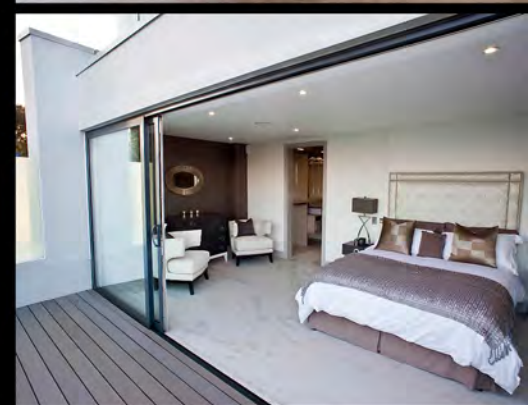
Ceiling speakers to rooms.

Italian designed MisuraEmme Lamco wardrobes and dressing areas.

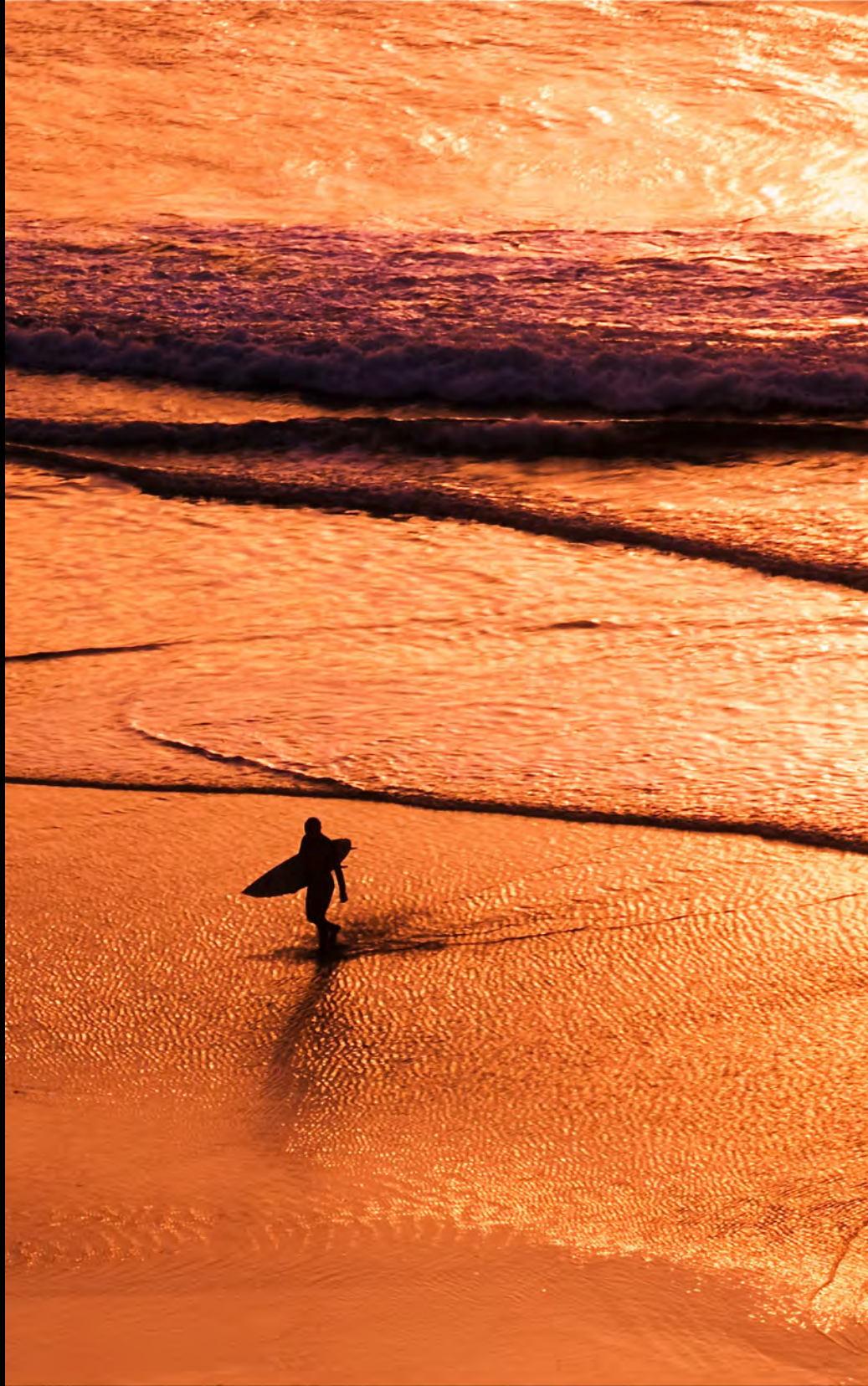
* Control 4 Home Automation System can be controlled from anywhere in the world via internet access. Heating, lighting, alarm system, TV and audio and much more can be operated and programmed via this system and adapted to individual needs.

19ft Aquatrainer & Swimspa (Ostia Only)

The Aquatrainer fx is a family pool, hot tub and aquatic gym all-in-one providing a great training centre for the individual athlete.









Boardsailors
Please keep
footway clear





GROUND FLOOR

Room Dimensions	Metric	Imperial
Garage	6.00 x 5.90m	19'8" x 19'4"
Family Room / Bar	9.55 x 6.64m	31'4" x 21'9"
Utility	4.35 x 1.90m	14'3" x 6'2"
Bedroom 4	4.99 x 3.53m	16'4" x 11'7"

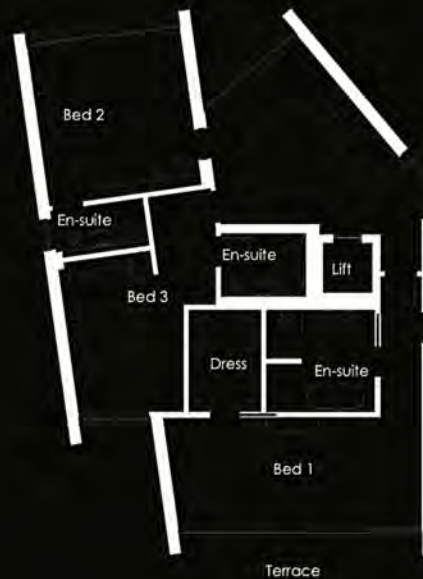
FIRST FLOOR

Room Dimensions	Metric	Imperial
Bedroom One	6.64 x 5.81m	21'9" x 19'0"
Bedroom One En-suite	4.36 x 3.32m	14'3" x 10'10"
Bed One Dressing Room	4.36 x 2.00m	14'3" x 6'6"
Bedroom Two	4.70 x 4.76m	15'5" x 15'7"
Bedroom Three	4.99 x 3.53m	16'4" x 11'7"

SECOND FLOOR

Room Dimensions	Metric	Imperial
Kitchen / Sitting / Dining	10.51 x 9.92m	34'5" x 32'6"
Utility Room	2.42 x 1.60m	7'11" x 5'3"

Dimensions quoted indicate maximum measurements



GROUND FLOOR

Room Dimensions	Metric	Imperial
Garage	6.00 x 6.00m	19'8" x 19'8"
Family Room / Bar	7.30 x 7.00m	23'11" x 23'3"
Utility	4.19 x 2.40m	13'8" x 7'10"
Bedroom 4	4.59 x 4.23m	13'10" x 15'0"

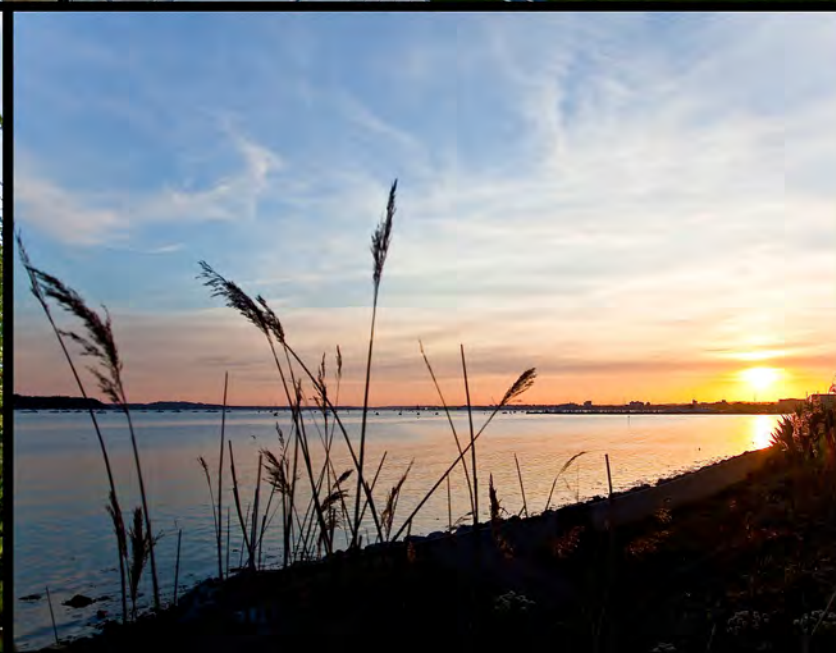
FIRST FLOOR

Room Dimensions	Metric	Imperial
Bedroom One	7.34 x 3.19m	24'0" x 10'5"
Bedroom One En-suite	3.00 x 2.89m	10'1" x 9'5"
Bed One Dressing Room	2.87 x 2.05m	9'5" x 6'8"
Bedroom Two	4.50 x 4.36m	14'9" x 14'3"
Bedroom Three	6.19 x 4.33m	20'3" x 14'2"

SECOND FLOOR

Room Dimensions	Metric	Imperial
Kitchen / Sitting / Dining	9.79 x 8.70m	32'1" x 28'6"
Utility Room	2.00 x 1.59m	6'6" x 5'2"

Dimensions quoted indicate maximum measurements



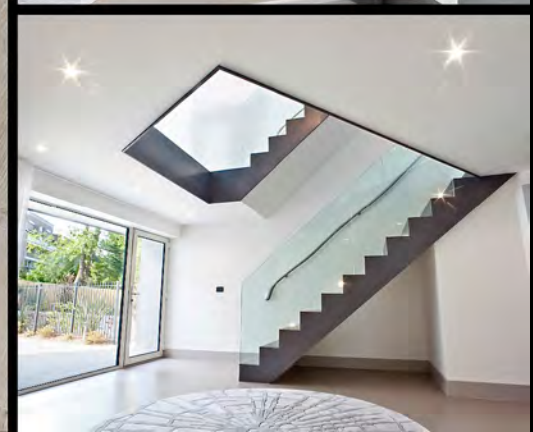
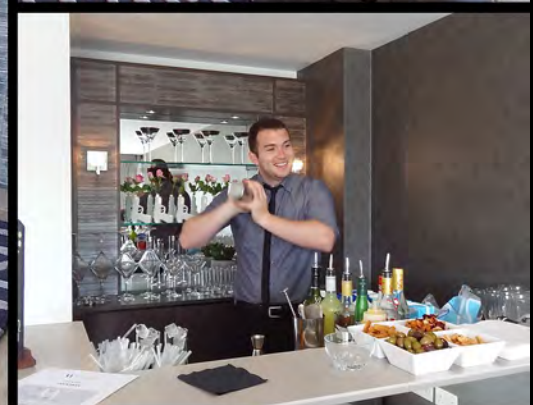
















'THE SPACE WITHIN BECOMES THE REALITY OF THE BUILDING'. Frank Lloyd Wright



"Poole Bridge".



Alington Close is surrounded by an abundance of local attractions, areas of interest and places to visit including:-

Brownsea Island: a short boat ride from Poole to this idyllic National Trust owned island with its own Peacocks and rare red squirrel population – great for family days out and picnics

Poole Quay & Marina – public moorings, trendy bars, fine dining restaurants, traditional eateries and old English maritime pubs

Branksome Beach and Chine: spectacular walks through to the award winning Sandbanks beaches

Poole Park: boating lake, tennis courts, bowling greens, children's indoor and outdoor play areas, swans, geese, picnic areas, restaurants, café and even a small ice rink

Whitecliff: boat moorings, large green expanse for walking/dog walking, ball games, riding bikes, fabulous childrens play park, picnic areas

Evening Hill: uninterrupted views across Sandbanks, Poole and beyond

Salterns Marina: hotel, chandlery, bar, restaurant

North Haven Yacht Club: floating moorings, clubhouse

Haven Hotel: restaurant, superb rooms with balcony views towards Swanage, Studland and The Purbecks

Royal Motor Yacht Club: accommodation, private clubhouse and private slipway

Swanage/Studland/Purbecks/Corfe Castle: traditional village shops, cafes, walking and cycling routes, stunning beaches

Old Harry Rocks: admire and sail around these famous giant rocks emerging from the sea

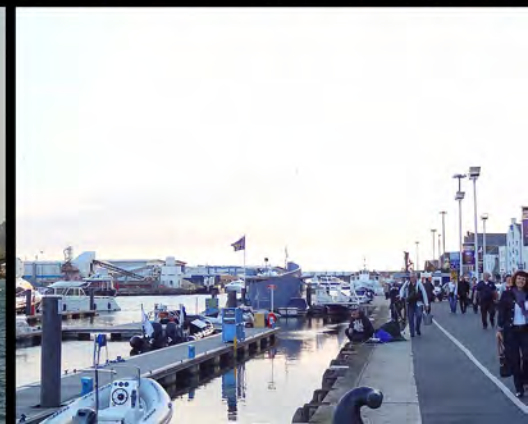
Parkstone Golf Club: members club and top class greens and fairways

Canford Cliffs Village: shops, cafes, banks, restaurants and delis

Compton Acres Gardens: restaurant, tea rooms, beautiful gardens to admire

New Forest (National Park): walker's paradise with picnic areas, acres of beautiful protected countryside inhabited with the Forest's own ponies and huge range of wildlife

Branksome Park Tennis & Bowling Club.





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