





Perfectly situated on the water's edge within Poole's renowned harbour, Vanquish delivers the ultimate in contemporary waterside living. With panoramic views towards the stunning Sandbanks Peninsula and the wildlife sanctuary of Brownsea Island, Vanquish offers a haven of tranquillity.

LUXURIOUS WATERSIDE LIVING

Approached through beautifully appointed secure electronic wooden gates, Vanquish emerges beyond the elegantly designed gardens.

Its unique and individual style, the work of award winning architects, makes a simple and striking statement. Cutting edge design and crisp clean lines combine to deliver a magnificent space immaculately lit by its natural surroundings.



The Ground Floor Accommodation

Beyond the impressive glass entrance, an exceptional reception hall unfolds.

Perfect for entertaining and relaxing, this commanding space offers the ultimate in social interaction, combining a luxurious bar and snooker area with an airy garden room. Full width sliding glass doors seamlessly link this spacious area to the elegantly designed garden and remarkable harbour views beyond.

Complementing the social ambience of the reception hall a luxurious indoor swimming pool with wet room lies adjacent to, and visible from, the garden room. Panoramic waterside views create dramatic impact through sliding glass doors inviting access to the garden for perfect poolside relaxation, whilst retaining a sense of seclusion and privacy.

A private study and library space, offering quiet contemplation, and a fully functional media room complete the ground floor accommodation.

The ground floor also provides lift access to all floors, the triple garage and a staircase to the basement accommodation comprising a wine store, gym and plant room.

Magnificent twin staircase structures elegantly combining glass, hardwood, polished steel and discreet mood-lighting, lead to the first floor from opposing ends of the reception hall.

The First Floor Accommodation

On reaching the First Floor a wonderfully airy open plan space provides dramatic impact.

Flooded with light from full width, full height sliding glass doors, an expansive lounge area perfectly exploits the magnificent panoramic views. The impressive balcony further celebrates the spectacular view beyond whilst inviting al-fresco living and entertaining.

Emerging at the heart of this elegant space is the stunning social kitchen. Carefully fitted with a combination of Leicht high gloss and textured units, and beautifully cut Shitake quartz work surfaces, this luxurious and bespoke contemporary kitchen offers the latest in discrete entertaining. The truly natural feel to this stunning kitchen is in complete harmony with its external environment.

Fully fitted with a range of concealed Miele appliances, Gaggenau 5 burner induction hob and Sub Zero coolers, the space extends to include a lavish central island incorporating a beautiful circular glass bar table. A generous area, perfect for dining, lies adjacent.

Discretely positioned behind the social kitchen lies the comprehensively equipped preparation kitchen. Offering the ultimate in commercial appliance technology and abundant storage, this functional and impressive space ably facilitates effortless entertaining.

Mirroring the functionality of the professional kitchen, the adjacent utility room comes fully equipped with a comprehensive range of Miele laundry appliances and high quality glass fronted storage units designed to expedite domestic activities.

Distanced from the social heart of the first floor lies the magnificently appointed Guest Bedroom Suite, enjoying superb balcony views across the frontage through full height sliding glass doors.

Beautifully proportioned and fitted MisuraEmme® wardrobes offer elegant and plentiful storage options.

The subtly sensuous en suite wet room features beautiful ceramics, Hansgrohe taps, a hand held shower and statement ceiling mounted shower head. Contemporary tiling and subtle mood-lighting complement the ambience of this beautifully restrained space.

The Second Floor Accommodation

Four further exceptional bedrooms are located on the Second Floor, designed and generously fitted to the same superb standard. Each bedroom invites access to an outside balcony with wonderful views towards the harbour or to the elegant frontage, providing the ultimate combination in rest and relaxation.

Flooded with light from above, a graceful spiral staircase leads to the opulent and private Master Bedroom Suite.

The separate wet room, generously fitted with luxury ceramics and a feature ceiling rose shower, is perfectly complemented by sensuous mood-lighting and discrete tiling.

His and Hers dressing rooms, exquisitely fitted with Italian designed MisuraEmme® walk-in wardrobes, offer the ultimate in elegant and sophisticated storage.

At the opposing end of the Master Bedroom Suite, the luxury bathroom invites indulgence. Sumptuously fitted with a beautifully designed free-standing feature bath, tower fill and hand held shower hose, this decadent space is complemented by a double width wet room area with ceiling rose shower head and elegant ceramics.

Outside

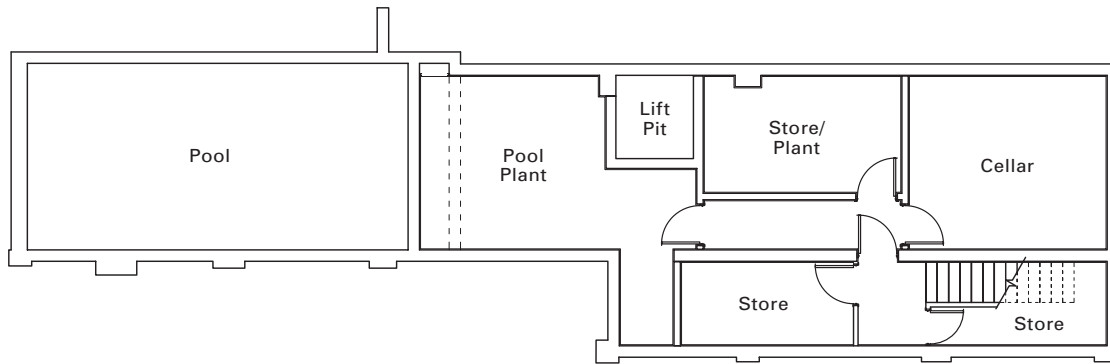
Enjoying magnificent views across Poole harbour, the simply designed garden leads to a private mooring area with access to the water's edge; jetty, slipway and boathouse.

Lower Ground Floor



VANQUISH

Poole | Dorset



Cellar	14'2" x 12'5"	4.32m x 3.79m
Store Room	12'1" x 5'10"	3.68m x 1.78m
Plant Rooms		
Additional storage rooms		

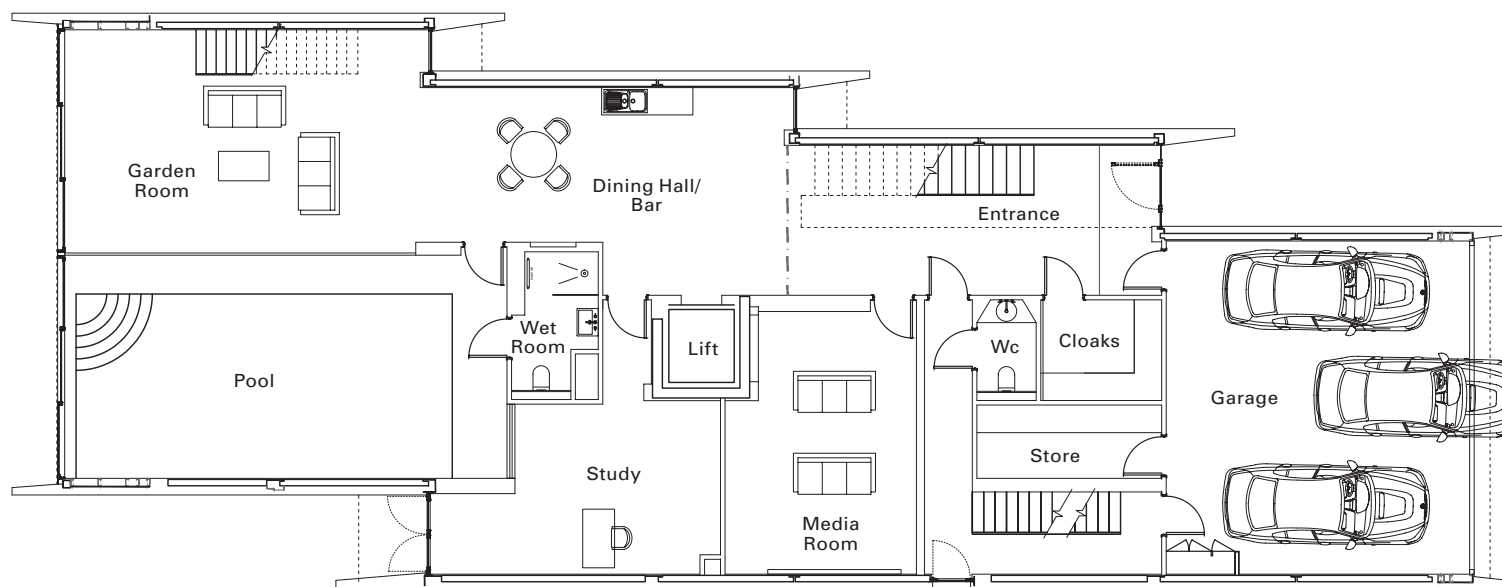
The dimensions quoted as given as a guide only at this stage and may change or vary during construction. Maximum dimensions are given in irregular shaped rooms.

Ground Floor



VANQUISH

Pool | Dorset



Entrance Hall			Study	20'9" x 12'5"	6.32m x 3.78m
Dining Hall/Bar	26'4" x 14'9"	8.03m x 4.50m	Cloakroom	8'8" x 7'3"	2.64m x 2.21m
Garden Room	25'8" x 15'11"	7.82m x 4.85m	WC		
Pool Room	31'8" x 16'2"	9.65m x 4.93m	Garage Store		
Wet Room	9'4" x 6'2"	2.85m x 1.88m	Triple Garage	24'0" x 22'1"	7.31m x 6.73m
Media Room	19'9" x 13'8"	6.02m x 4.17m			

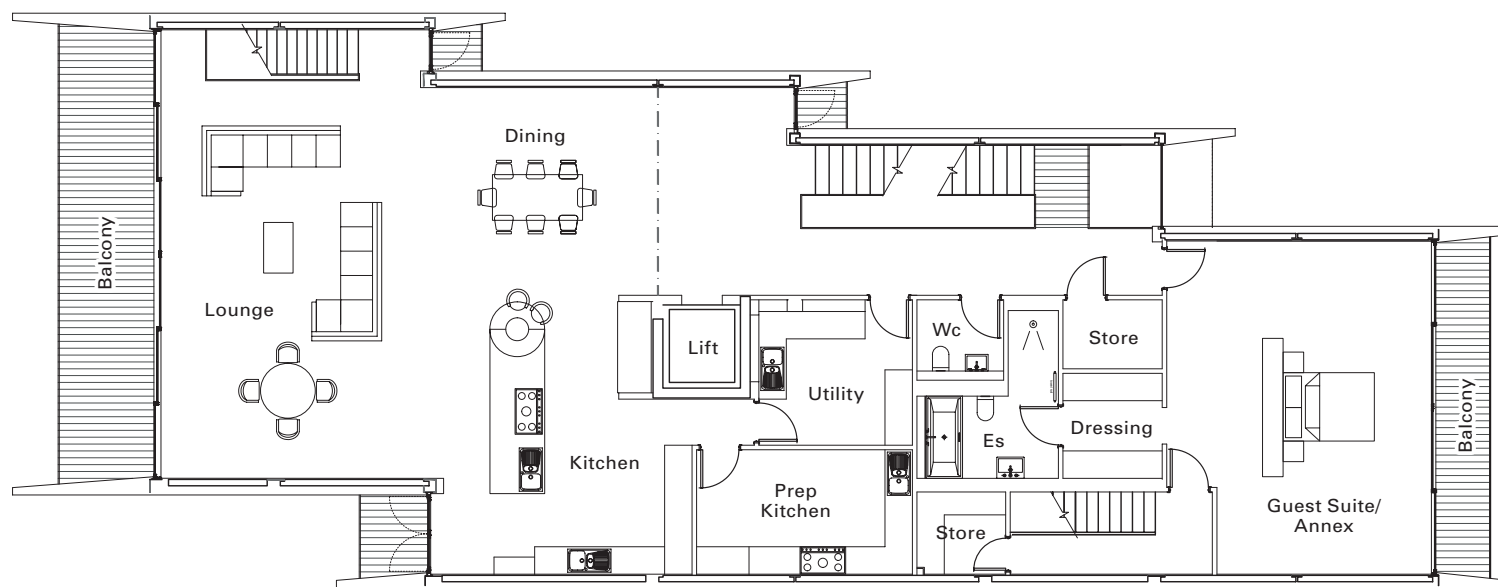
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First Floor



VANQUISH

Pooler | Dorset



Lounge	32'2" x 18'10"	9.81m x 5.74m
Kitchen/Dining	34'10" x 26'3"	10.62m x 8.00m
Prep Kitchen	15'9" x 8'11"	4.80m x 2.72m
Utility	10'8" x 9'8"	3.25m x 2.95m
Guest Bedroom	23'11" x 19'0"	7.29m x 5.79m
En-suite	12'1" x 10'1"	3.68m x 3.07m

Dressing Room
Storage Rooms

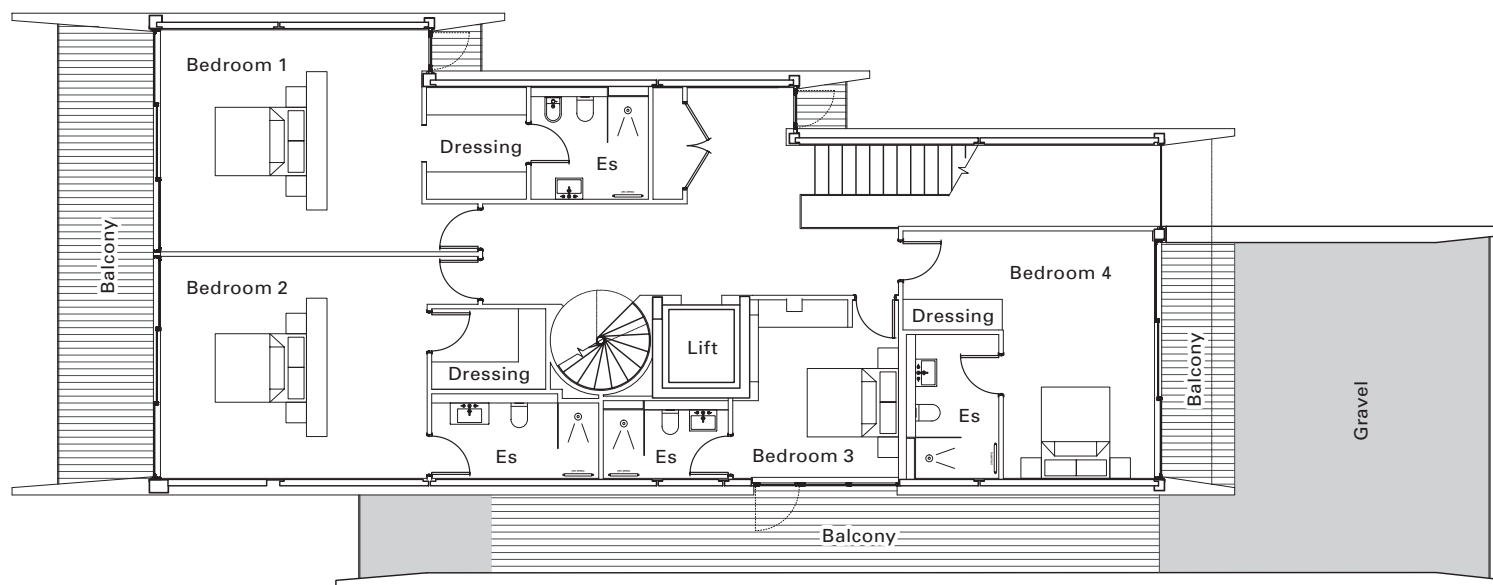
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Second Floor



VANQUISH

Pooler | Dorset



Bedroom 1	19'0" x 15'11"	5.80m x 4.85m
Dressing Room		
En-suite	8'5" x 7'4"	2.56m x 2.23m
Bedroom 2	19'3" x 16'0"	5.87m x 4.88m
Dressing Room		
En-suite	16'4" x 11'0"	4.98m x 3.35m

Bedroom 3	13'2" x 11'11"	4.01m x 3.63m
En-suite	9'1" x 5'0"	2.77m x 1.52m
Bedroom 4	18'3" x 17'10"	5.56m x 5.44m
En-suite	10'0" x 6'0"	3.05m x 1.83m

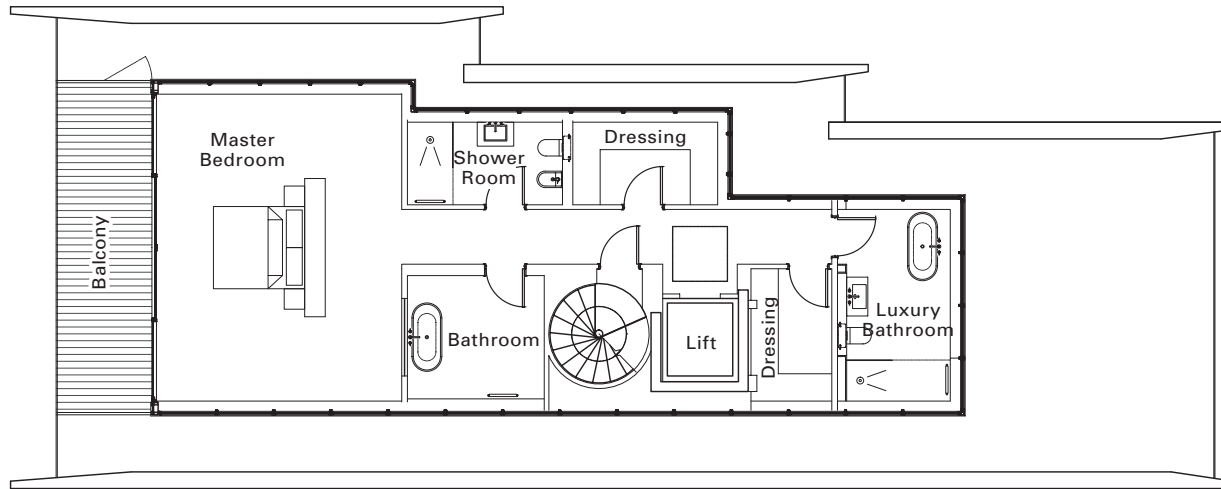
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Third Floor



VANQUISH

Poole | Dorset



Master Bedroom	22'1" x 17'4"	6.73m x 5.28m
Bathroom	9'3" x 8'10"	2.82m x 2.70m
Shower Room	10'10" x 5'10"	3.30m x 1.78m
Dressing Rooms		
Luxury Bathroom	14'3" x 7'4"	4.34m x 2.23m

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Technical Information

Internal

Internal doors of American black walnut finish with polished chrome handles.

Wall finish eggshell throughout.

Full façade sliding glass doors to main rooms.

Windows powder coated aluminium double glazed units.

Sockets/general fittings in chrome with screwless flat plate finish.

Main staircase American black walnut, glass and polished chrome with low level lighting.

Porcelain tiling to the kitchen and utility rooms, reception hall, garden room, study, main stairwell and bathrooms. Elsewhere luxury natural colour carpet throughout.

Kitchen

Bespoke fully fitted kitchen in a textured and high gloss natural finish.

Shitake quartz work surfaces and a feature integral glass top pedestal table.

Blanco 1 ½ plus 1 bowl sink with Abode feature tap.

Integrated Miele combination eye level microwave and ovens (two of each).

Gaggenau five burner induction hob with rising extractor.

Sub Zero Fridge Freezer and Wine Cooler.

Quooker instant hot water tap.

Preparation Kitchen

Bespoke fully fitted kitchen units in a natural finish, complementary worktops and tiling.

Miele 5 burner gas hob.

Elica extractor.

Miele double oven.

Blanco double sink.

Fischer & Paykel fridge freezer.

Utility

Glass fronted units.

Miele washing machines x 2.

Miele dryer.

Blanco sink.

Bathrooms

Luxury fittings include Duravit, Starck, Hansgrohe and Vado pieces.

Master bathroom features a Formoso Piccolo freestanding natural stone bath with tower fill feature. Bidet, toilet and his & hers wash hand basins with vanity units beneath.

Full height porcelain tiling in all bathrooms and en suites.

Dressing Rooms

Bespoke MisuraEmme fully fitted furniture providing the ultimate in generous and elegant storage.

Lighting

Clipsal Home Automation System with remote control facility via iPad.

Heating

Underfloor heating throughout with digital thermostatic control to each zoned area and concealed temperature probes.

Technology

Sonos Home Entertainment System.

Cat 5 cabling to all principal rooms.

Interior Design

Interior design by the award winning Celia Sawyer of Cool 10 Luxury Interiors.

Security

Smoke, heat and monoxide sensors in key areas.

Passive infrared PIR fully programmable security system. Controls on each floor level.

Video Phone gate entry. Controls on each floor level.

External

Bespoke American black walnut front door with polished steel handles.

Balconies feature safety glass with stainless steel newels and eco deck composite floor.

Beautifully landscaped gardens to the front and rear.

Jetty, slipway and boathouse for a sports boat/rib.

External sensor lighting, driveway lighting and garden spike lights.

External water taps to the front and rear.

Automated garden irrigation system.

Unique granite finish paviour driveway and courtyard area.

Tiled floors to Garage and Boathouse.

Fully automated secure entry gates.

Extent

Total internal area 900m²/9645ft² including garage.



Important Note

Although every care has been taken to ensure the accuracy of the information provided within this brochure, the contents do not form part of or constitute any representation, warranty or contractual agreement. These particulars have been prepared with care for the convenience of interested purchasers, and the information provided is intended as a preliminary guide only.

The developer reserves the right to change any details without prior notice, during or post construction prior to sale.

Room sizes are believed to be accurate although these are given as an approximate guide only and should be checked by a purchaser for their own clarity and peace of mind.

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