

HOME OF DISTINCTION



Canford Cliffs

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Canford Cliffs Road Canford Cliffs, Poole BH13 7AQ

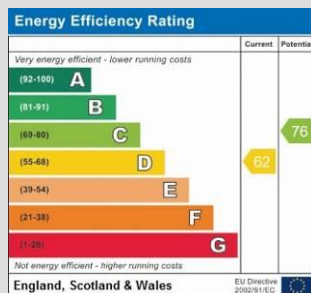
SPACIOUS CHARACTER HOUSE IN SUBSTANTIAL
GROUNDS.

Located in one of the areas most sought after
positions, a four bedroom home with exceptional
living space set in picturesque and extensive
grounds.

VIEW TO APPRECIATE.

(ref:816732)

£1,350,000



A spacious and grand detached house, built just 20 years ago, set in substantial grounds in a prime Canford Cliffs/Branksome Park position.

The property is nestled in quiet and mature grounds in this desirable position within the conservation area. This combination of a substantial house and picturesque grounds makes the houses in this location some of the most sought-after on the South Coast, providing the delicate balance between a mature woodland setting with bright and open spaces.

Significantly extended by the current vendor, the house possesses the sought after fusion of character and space. Whilst presented in fine order throughout, the property also offers excellent scope for a potential new owner to modernise. There is also potential to extend further subject to the necessary planning permissions.

Particularly noteworthy is surely the exceptional living space on offer, with substantial dining and reception areas throughout. This includes a sumptuous sitting room which leads on to a large formal dining room and a bright conservatory as well as a strikingly spacious kitchen/breakfast room which leads on to another conservatory and out onto the garden. Upstairs is an expansive Master Bedroom complete with fitted wardrobes and a large en-suite. There are three further bedrooms, all of which are doubles, with one perhaps being suitable as a study/office. A large double garage and ample storage throughout complete the property.

Outside, the property continues to shine. Set in substantial grounds, the gardens have been thoughtfully zoned into different areas, with a bright and spacious patio accessed from the primary living areas, main lawn area getting sunlight throughout the day and sylvan remainder with defined walkways. The grounds and indeed house really must be seen to be appreciated.







PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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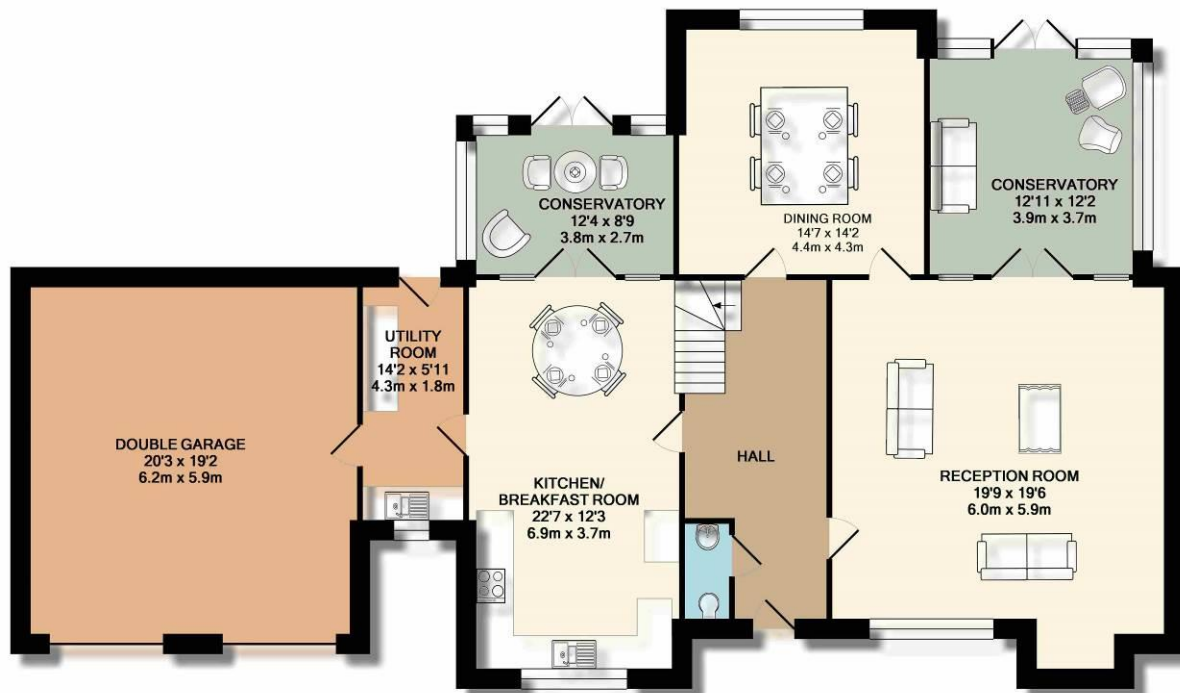
Brochure prepared by Matthew Cowley

CANFORD CLIFFS

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GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE © Goadsby
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DRAFT DETAILS

We are awaiting verification of
these details by the seller(s).

