



£2,000,000

1 Newton Road, Canford Cliffs, Poole, BH13 7EX



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STUNNING FAMILY HOME, in the heart of Canford Cliffs and only a SHORT WALK TO BEACHES. Set on a LARGE PRIVATE PLOT, With over 2700SQFT of accommodation arranged over 2 floors to include 4 bedrooms, 2 reception rooms ANNEX and HEATED OUTDOOR POOL.

- EXCELLENT LOCATION
- SUNNY SOUTH FACING GARDEN
- HIGH SPECIFICATION THROUGHOUT
- GATED
- HEATED SWIMMING POOL
- SELF CONTAINED ANNEX

Local Authority , Tax Band G, Tenure: Freehold

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Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

A stunning Traditional Style family home, which has been lovingly finished to an exceptional standard, with the finest attention to detail both internally, and externally. Extending to approximately 2,710 sqt ft.

The property is situated in a quiet road within the heart of Canford Cliffs and is only a short walk from the Village itself and the award winning Blue Flag Beaches. Set on a large and level plot and approached via electronic gates giving a great deal of privacy and security whilst being close to the local amenities.

Upon entering the property you are welcomed by a galleried reception hall with vaulted ceiling, bespoke oak staircase and herringbone flooring offering access to all principle rooms. The accommodation is versatile with







downstairs comprising of a large kitchen/ day room, the units are carefully handmade with solid wood, a generous central island and built-in appliances. This room is spacious and runs the length of the house offering triple aspect and access onto the garden via double doors and separate utility room. The living room is well appointed, luxury carpet and a bay window with views onto the garden, There is also a downstairs bedroom and a shower/cloakroom.

Upstairs, the master suite is a particular feature of the property with dressing room, walk-in wardrobe and an impressive ensuite bathroom. There are a further two double bedrooms each with en suit shower rooms and one benefitting from a walk-in wardrobe.

To the rear of the property is a self contained annex with shower room.

The beautifully maintained south facing garden is level and private complete with heated pool and several patio areas making it an excellent area for entertaining.

Via a large driveway there is parking for several vehicles situated at the rear.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUP.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

