



19

Canford Cliffs Road, Canford Cliffs, Poole, BH13 7AG

£1,750,000



EST. 1977

KEYDRUMMOND

ESTATE AGENTS







19

## Canford Cliffs Road, Canford Cliffs, Poole, BH13 7AG

A perfect family home. Attractive and traditional on the outside and contemporary on the inside. The versatile accommodation to include 4 DOUBLE BEDROOMS, 3 RECEPTION ROOMS, 2 BATHS plus BEAUTIFUL GARDENS with great entertaining spaces. SEPARATE ANNEX.

- CHARACTER FAMILY HOME
- HALF AN ACRE PLOT
- 2600 SQ FT ACCOMMODATION
- LARGE RECEPTION AREAS
- SEPARATE ANNEX
- BEAUTIFULLY PRESENTED THROUGHOUT
- SECURE PARKING
- CONTEMPORARY INTERIOR

Local Authority Poole, Tax Band C, Tenure: Freehold





## *Property Comprises*

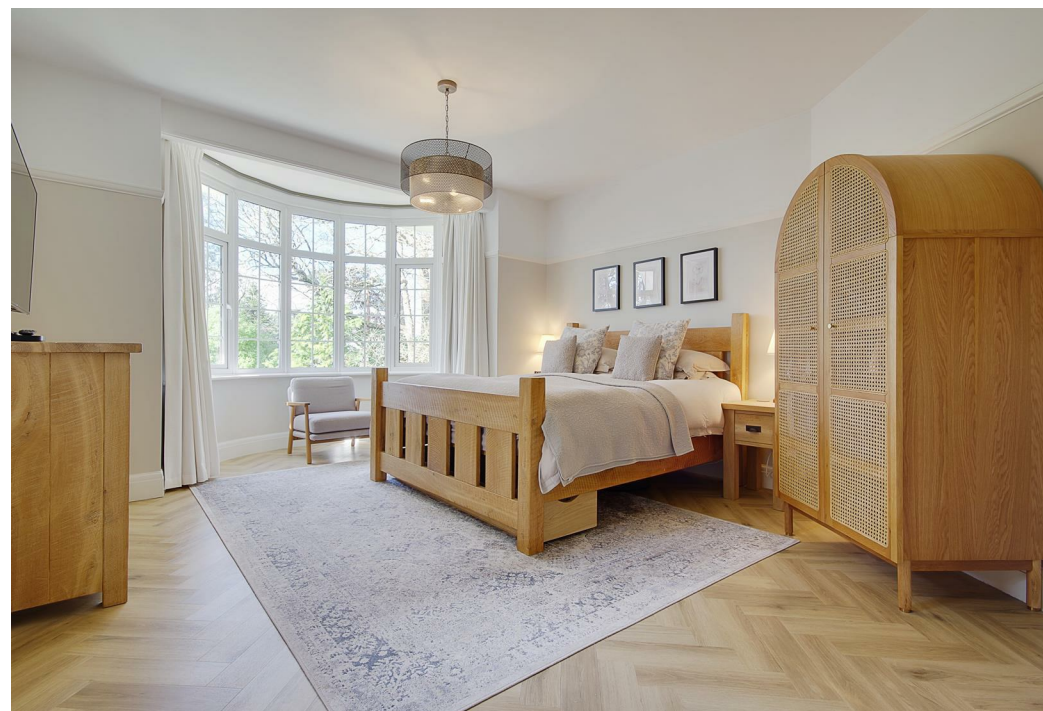
This attractive family home is beautifully presented, bright and spacious throughout with huge amounts of character but also featuring a modern and stylish interior. The property has undergone a dramatic transformation and makeover by the current owners resulting in a stunning home which is ideal for modern family living. With the addition of a stand alone one bedroom annexe, it offers a huge amount of versatility and flexible accommodation.

There is a wonderful kitchen dining room which includes a range, stone tops and all mod cons in addition to a huge family room complete with sun room / conservatory, as well as a separate living room. Upstairs there are four double bedrooms and two bathrooms, the most luxurious of which is the primary bedroom with its impressive bay window. Bedroom four has a private sun balcony that enjoys an outlook over the peaceful rear gardens.

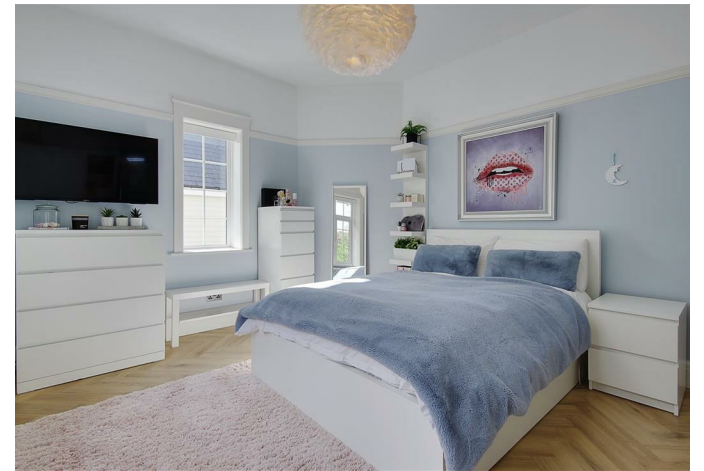
The sunny garden is a particular feature of this home having a huge amount of entertaining space by way of a private sun terrace. The large gated driveway offers an ample amount of space for guest parking.

Also included are plans that have been approved under application number APP/21/01765/F, for an extension to include a garage and a loft conversion, should an incoming purchaser wish to further develop this already beautiful home.

This property is located in a sought after area only 10 minutes' walk to Branksome Chine Beach and within easy walking distance to local shops and amenities of Penn Hill & Canford Cliffs Village.







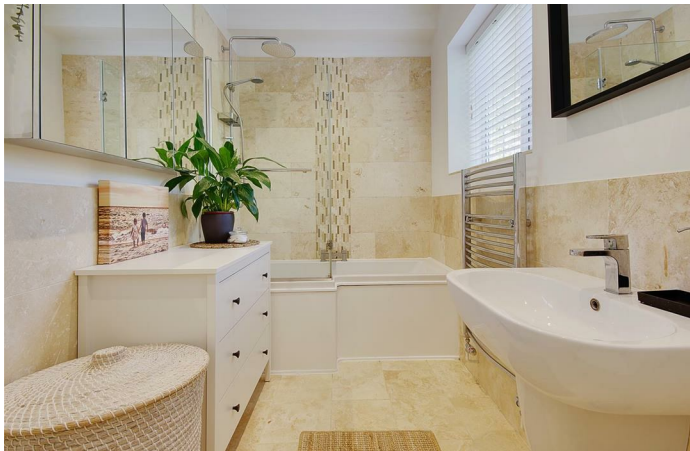




## Location

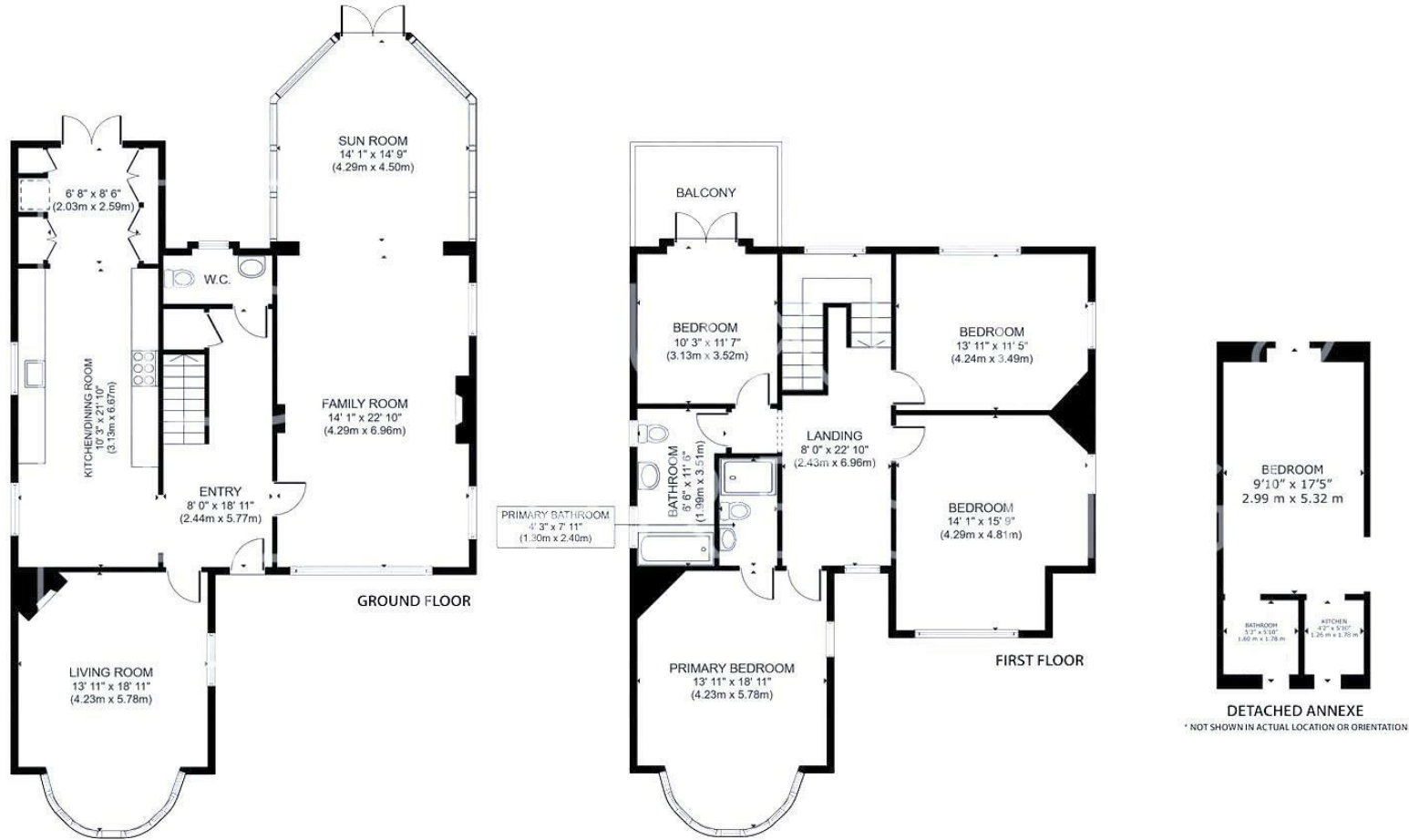
### Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree lined avenues and road, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistro and restaurants. Set approximately midway between the town centres of Poole and Bournemouth both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland European.





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GROSS INTERNAL AREA  
 HOUSE: GROUND FLOOR: 1,286 sq. ft, 120 m<sup>2</sup>, FIRST FLOOR: 1,050 sq. ft, 97 m<sup>2</sup>, TOTAL: 2,336 sq. ft, 217 m<sup>2</sup>  
 DETACHED ANNEXE: 230 sq. ft, 21 m<sup>2</sup>  
**OVERALL TOTAL: 2,566 sq. ft, 238 m<sup>2</sup>**

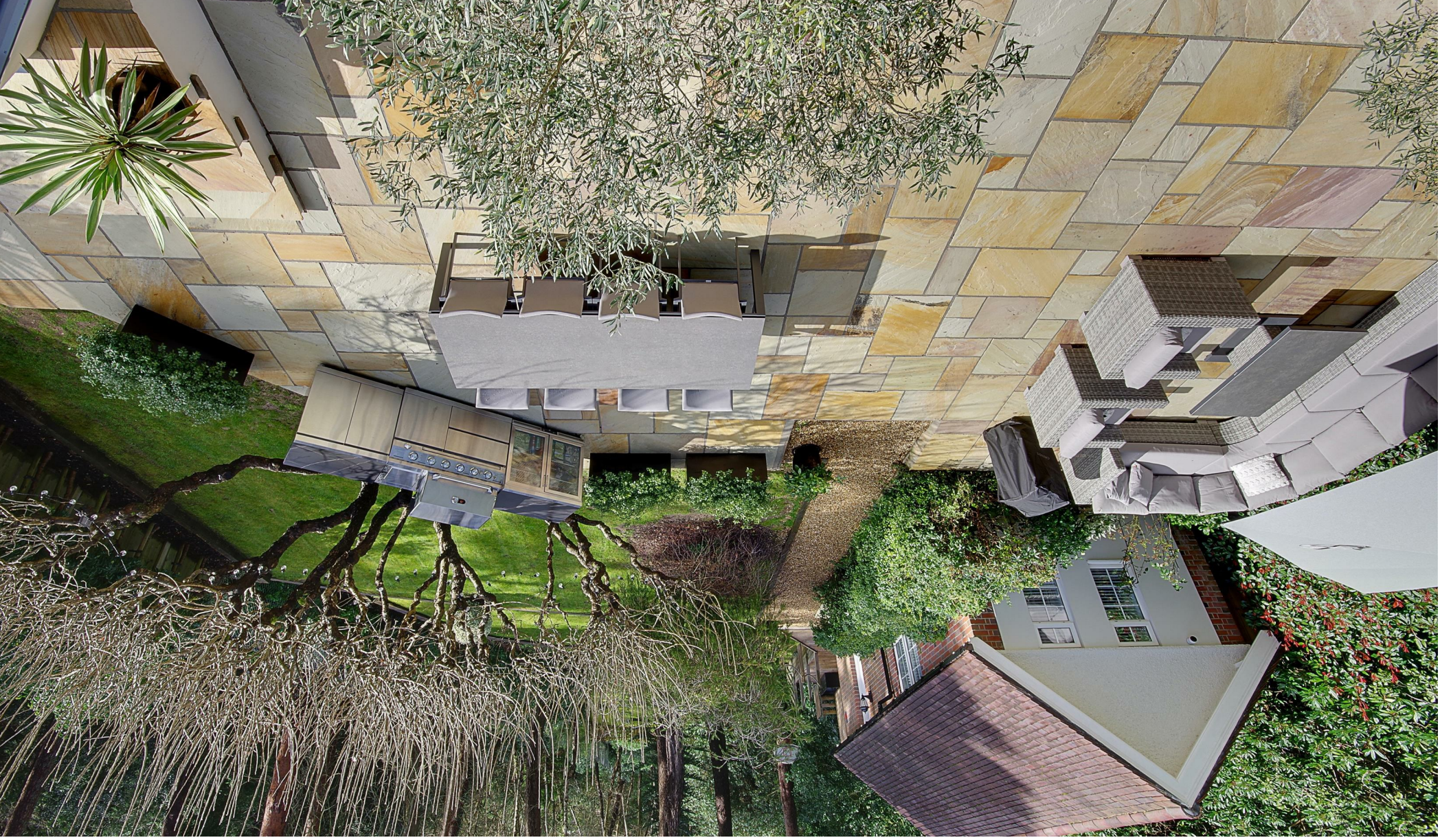
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





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