



Asking Price £2,750,000

10 Nairn Road, Canford Cliffs, Poole, BH13 7NQ


EST. 1977
KEYDRUMMOND
ESTATE AGENTS



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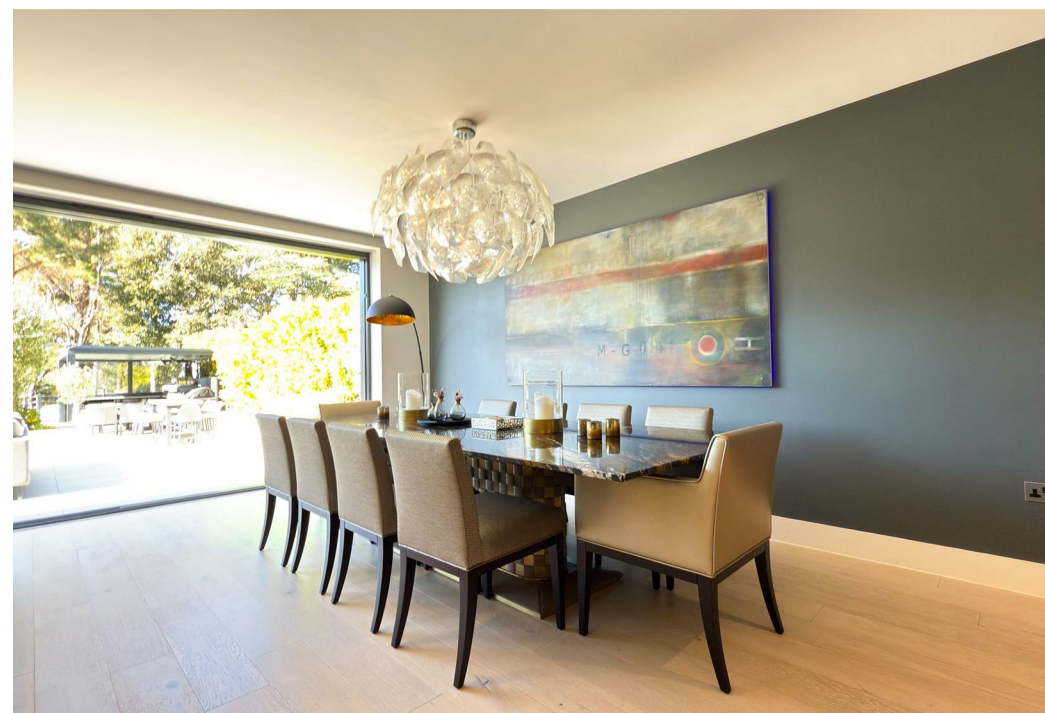
Nairn Road, Canford Cliffs, Poole, BH13 7NQ

A SPECTACULAR and CONTEMPORAY HOME extending to over 4,000 SQ FT nestled in a quiet corner of Canford Cliffs, adjoining Parkston Golf Course and just a SHORT WALK TO BEACHES. Designed for both entertaining and simple life.

NO FORWARD CHAIN

- LOCK UP AND LEAVE
- QUIET LOCATION
- CLOSE TO VILLAGE AND BEACH
- ARRANGED OVER 3 FLOORS
- VERSATILE ACCOMMODATION
- OPEN PLAN LIVING
- AMAZING VIEWS
- HIGH SPECIFICATION THROUGHOUT
- SUNNY WEST FACING GARDEN
- NO FORWARD CHAIN

Local Authority BCP, Tax Band H, Tenure: Freehold



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

This is highly sophisticated and individual dwelling offers the very best of contemporary living. It occupies a private plot in arguably the most exclusive enclave of Nairn Road; one of the most sought-after locations in Canford Cliffs. The property was built in 2019 to an exceptionally high standard and has since been sympathetically extended and upgraded by the current owners.

The home is beautifully presented with pristine finishes chosen from a palette of neutral and earth tones. The high end specification includes creature comforts such as intelligent lighting, an integrated audio system, under floor heating, air-conditioning (to second floor), secure alarm system and CCTV all of which can be controlled remotely anywhere in the world.

The accommodation is bright and spacious throughout extending to over 4,000 SQ FT and has been imaginatively laid out with vast areas of glass maximising views of the private grounds, golf course and harbour beyond. The principal living space is given over to an impressive informal living/dining and a highly luxurious fitted kitchen with American style double island, stone tops and a comprehensive range of integrated appliances, this space opens onto the rear







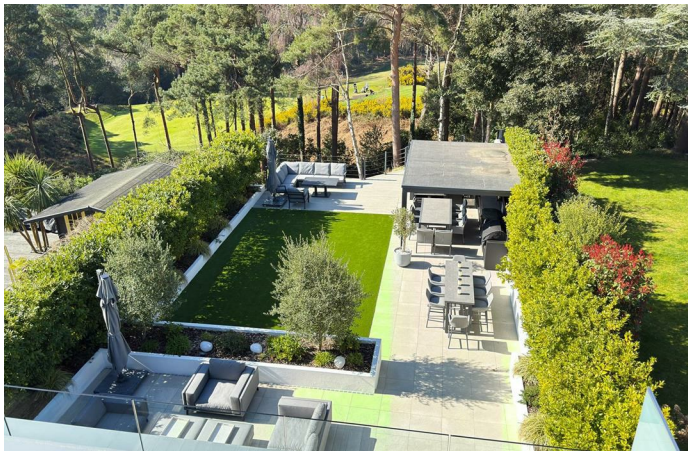
garden via sliding patio doors, making it an ideal space for modern day family life. Further accommodation on the ground floor includes downstairs WC, large utility room and integral double garage.

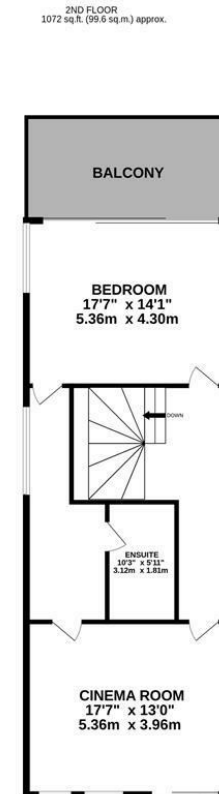
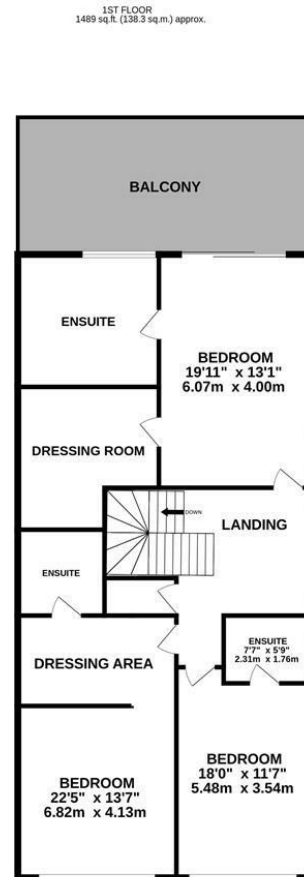
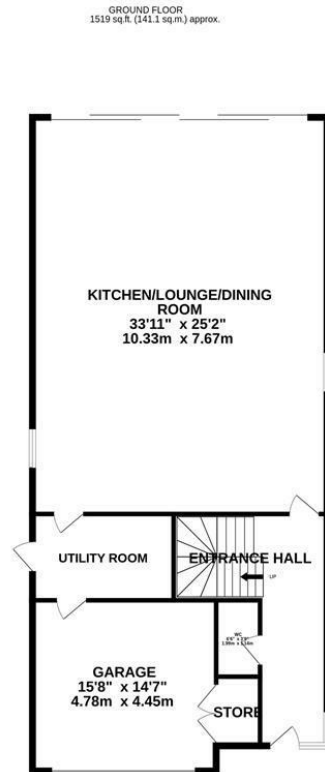
Easy rising stairs lead to the first floor landing and three generous bedroom suites, including the spacious principle bedroom which is a particular feature of this home, with its fully fitted walk-in-wardrobe and dressing area, modern luxury en-suite bathroom and extensive balcony that enjoys wonderful views. Bedrooms two and three also have ample wardrobe space and each have en-suites. On the second floor is a further bedroom with dressing area, en-suite and private south/west facing balcony, a cinema room completes the accommodation.

Externally the property is set back from the road behind secure electric gates which leads to a generous driveway offering ample off road parking and access to a generous double garage.

The west facing rear garden is private, sunny and has been landscaped to an imaginative design whilst still being extremely low maintenance, with lawned area mature borders and irrigation. Further benefits include a professional, fully fitted and covered Grillo Kitchen with built in BBQ, pizza oven, fridge, ice cooler, storage making for a wonderful space to entertain.

The location is perfect for anybody making a lifestyle move to the area. The property is close to Canford Cliffs village and nearby chines, yet it remains tranquil compared with other popular roads just a short distance away.





TOTAL FLOOR AREA : 4080 sq.ft. (379.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(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	

