



## Corscombe

2 The Drive, Brudenell Avenue, Canford Cliffs

Poole, Dorset, BH13 7NW



LUXURY &  
PRESTIGE  
Exclusive Properties



OIEO £3,000,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



# CORSCOMBE

## CANFORD CLIFFS

01202 007373

[info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)  
[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

Please click on the image above to view our short video introduction to this property.

## Interactive 3D Tour

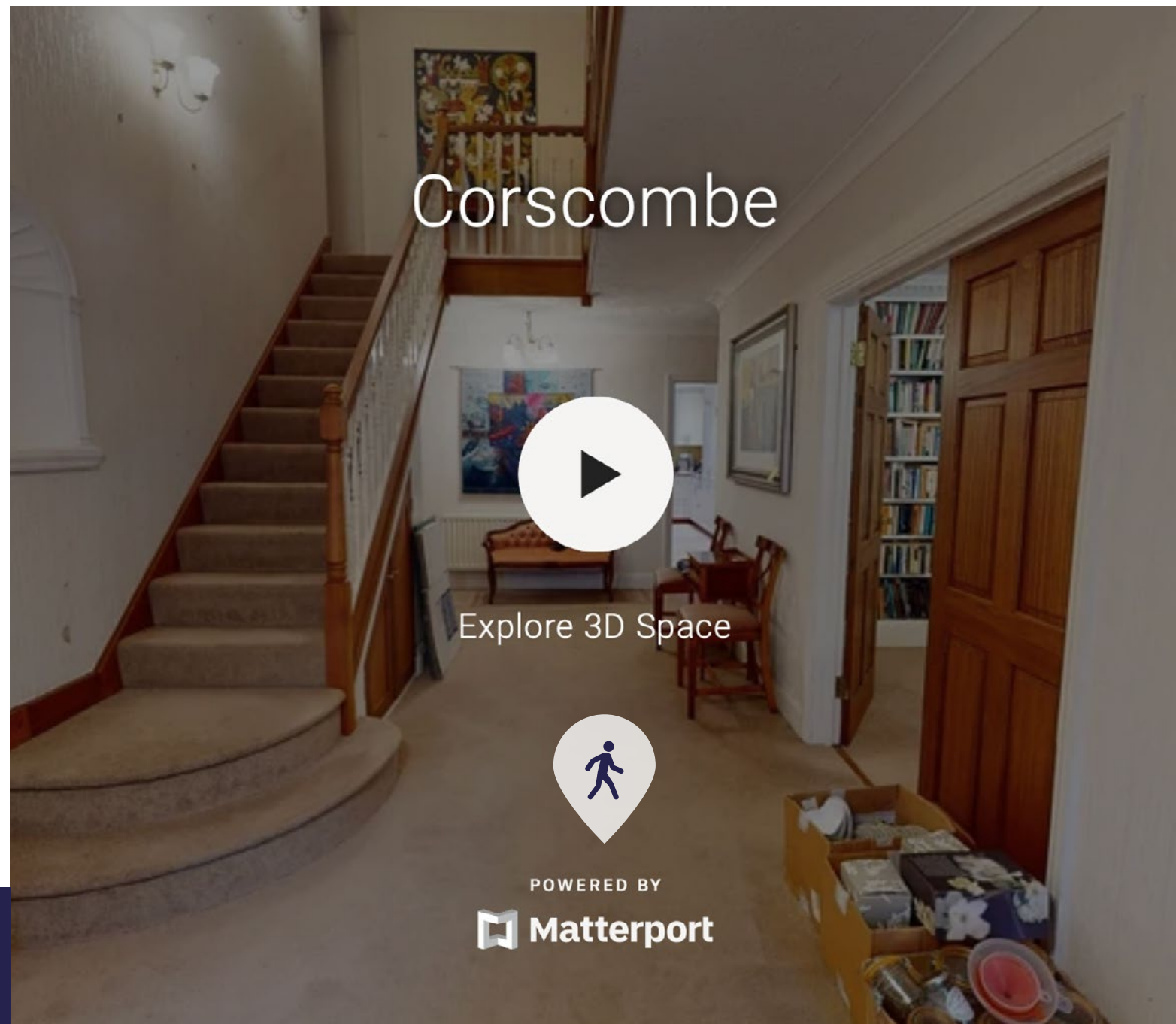
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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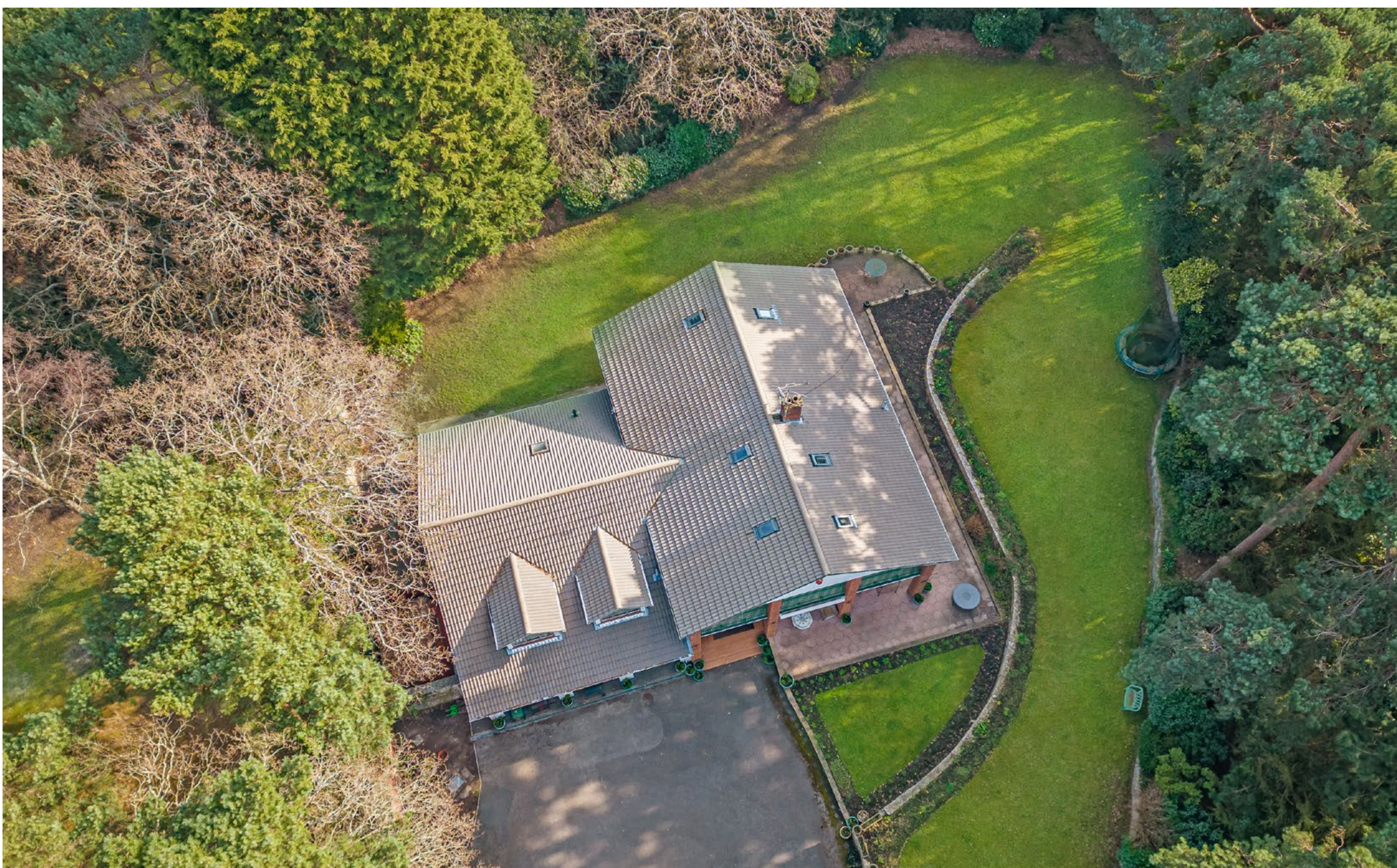
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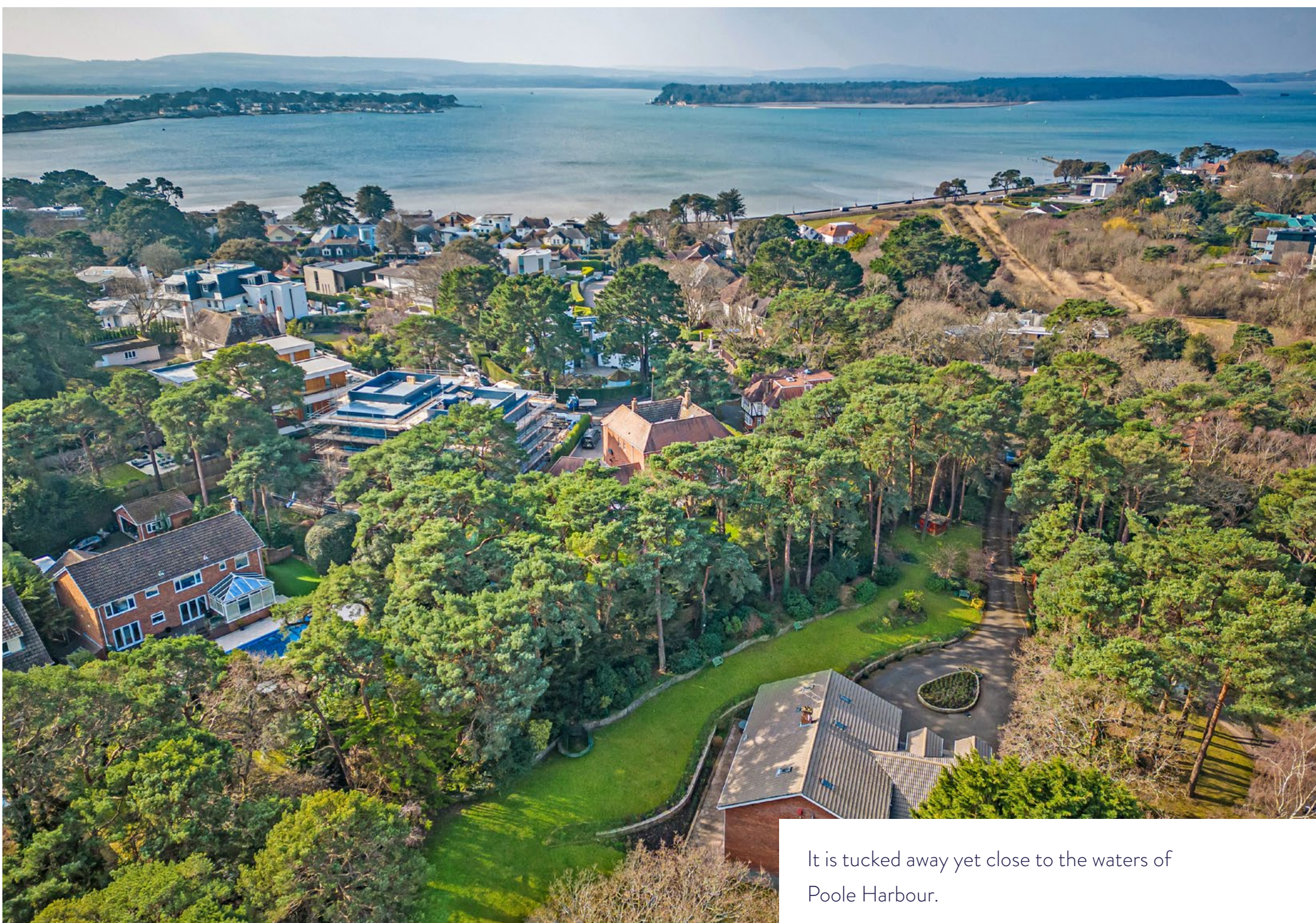




The secluded grounds extend to around 0.8 acres.







It is tucked away yet close to the waters of Poole Harbour.





There is nearly 5,000 square feet of built form.







There is a choice of reception rooms that overlook the grounds.





It is currently laid out with seven bedrooms and seven bathrooms.





The grounds wrap around the house.







## Summary

This is the first time Corscombe has come to the market since 1987 and it is located in a private lane where houses have sold in recent years for as much as five million pounds.

It is a real rarity sitting in grounds of nearly 0.8 acres yet it has the benefit of being little more than half a mile from the beach at Sandbanks, reached by way of a harbourside stroll along Shore Road.

This degree of privacy is very hard to find in such locations. Tucked away at the end of a long and imposing driveway the gardens envelope the house to the side as well as the rear forming part of a beautiful setting with rolling lawns.

The house has attractive elevations so in our opinion it would re-model very successfully and the built form extends to nearly 5,000 square feet. Inside there is a total of seven bedrooms, each with en suite facilities and downstairs there is a choice of large reception rooms overlooking the grounds.

The house requires remodelling and updating (subject to the necessary consents) but we have no doubt it has the potential to be a beautiful and unique home.

- First time on the market since 1987
- Grounds approaching 0.8 acres
- Imposing driveway
- Secluded grounds
- Nearly 5,000 square feet
- Currently seven beds, seven baths
- Large receptions
- Requires complete modernisation
- Fantastic location
- Convenient for beaches and harbour

<b>Guide Price:</b>	01EO £3,000,000
<b>Tenure:</b>	Freehold
<b>Stamp Duty:</b>	Main Home £271,250* Additional Home £361,250* (*based on guide price)
<b>Lease Length:</b>	N/A
<b>Maintenance:</b>	N/A
<b>Council Tax:</b>	Band H (2022/2023 £3,896.48)
<b>EPC:</b>	

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## Get in touch

**In person:** We are located at  
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Canford Cliffs,  
Poole, BH13 7LP.  
We would love to see you  
for a cup of tea or coffee.

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**By email:** info@luxuryandprestige.co.uk

**Property ref:** 0781



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.