



55 Canford Cliffs Road

Canford Cliffs, Poole, Dorset, BH13 7AQ



LUXURY &
PRESTIGE
Exclusive Properties

£2,450,000

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:



CALIVISTA, 55 CANFORD CLIFFS ROAD
CANFORD CLIFFS

01202 007373

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www.luxuryandprestige.co.uk

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

Interactive 3D Tour

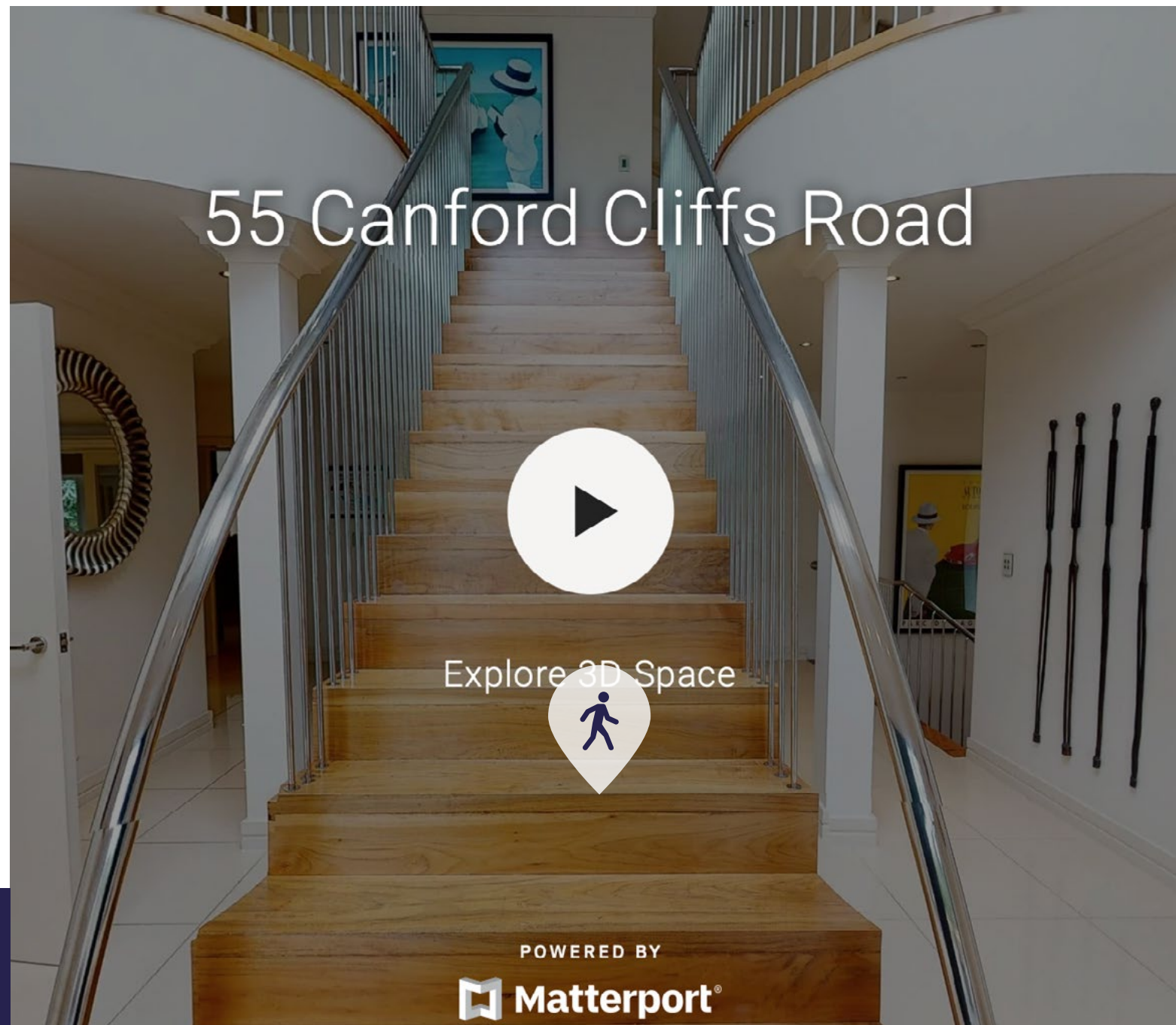
Can't wait to view in person?

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.

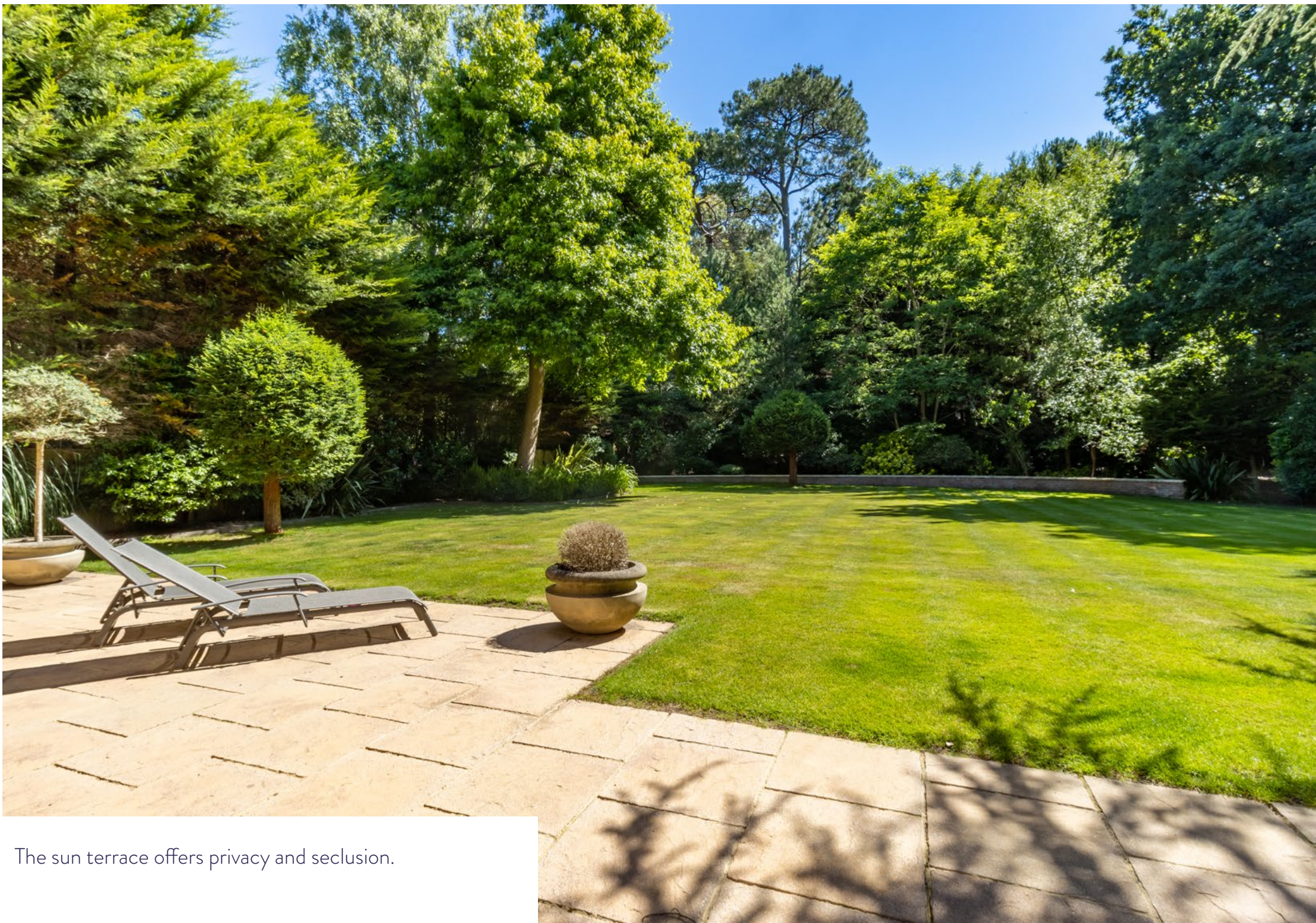
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The sun terrace offers privacy and seclusion.



The impressive reception hall gives a real sense of grandeur.





There are multiple reception spaces, perfect for relaxing and entertaining.



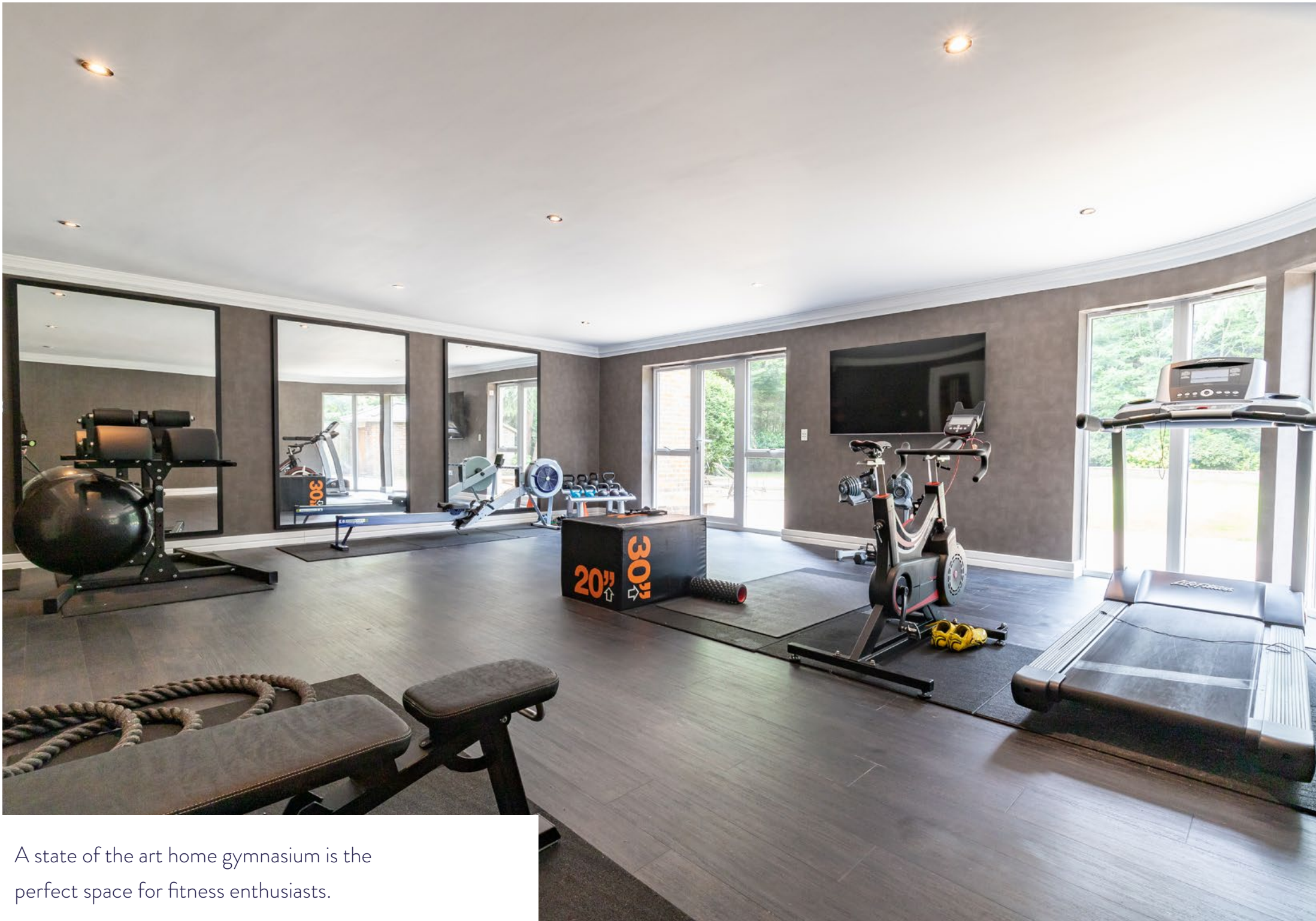
Cooking, dining or relaxing, the layout is ideal for entertaining family and friends.



The formal living room has a balcony with views over the manicured grounds.



There are five spacious bedroom suites.



A state of the art home gymnasium is the perfect space for fitness enthusiasts.



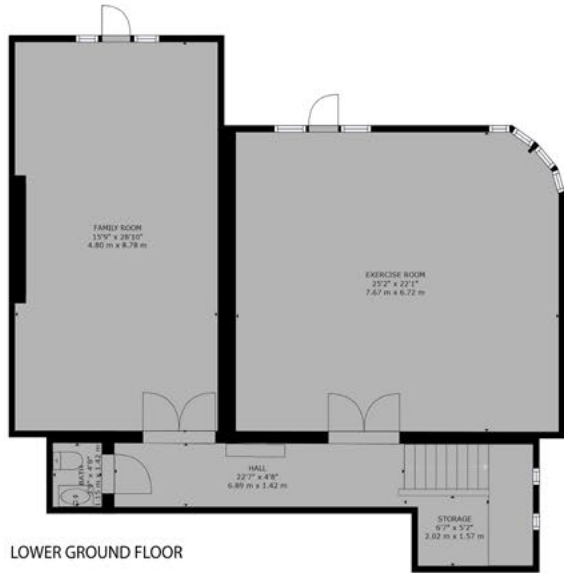
Every room is well proportioned including the impressive home cinema.





The beautiful grounds extend to nearly three quarters of an acre.

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GROSS INTERNAL AREA
 FLOOR 1: 1273 sq. ft, 118 m2, FLOOR 2: 1801 sq. ft, 167 m2
 FLOOR 3: 1724 sq. ft, 160 m2, GARAGE: 467 sq. ft, 43 m2
 TOTAL: 5265 sq. ft, 488 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

The house was built by one of the area's leading boutique developers to a unique design and was newly purchased by the current owners in 2009.

The accommodation extends to 5,265 square feet including an impressive reception hall with a highly contemporary bespoke staircase. The middle floor comprises a kitchen family room, a formal sitting room with dedicated sun balcony, a large study which could also be used as a snug as well as a large utility / laundry room and a cloakroom.

At garden level there are two additional sitting / family rooms. Currently one is used as a gymnasium and the other as a cinema room. Both rooms connect to the spacious grounds via a private sun terrace. There are five bedrooms on the first floor, each with private en suite facilities. Naturally the expansive primary suite is the most luxurious with a walk through dressing room and a private sun balcony. The high end specification includes mod cons such as programmable lighting, under floor gas fired central heating and of course concrete floors.

Outside the enclosed driveway offers generous guest and casual parking and the plot, which extends to nearly three quarters of an acre, includes a secluded garden with a large level lawn. There is also a large double garage and all of this is protected by a home security system. The accommodation on offer is extremely versatile and the garden level suite of rooms could be perfect for a number of uses, especially for people working from home.

- Extends to 5,265 sq ft
- Impressive galleried entrance
- Five bedrooms, all en suite
- Luxurious master suite
- Choice of balconies
- Beautiful garden
- High end specification
- Programmable lighting
- Gated driveway
- Generous guest parking

Guide Price: £2,450,000

Tenure: Freehold

Stamp Duty: Main Home £205,250*
Additional Home £278,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2023/2024 £4,096.48)

EPC:

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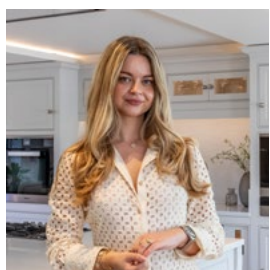
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Get in touch

In person: We are located at
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for a cup of tea or coffee.

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Property ref: 0039



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.