



## Conifers

Oratory Gardens, Canford Cliffs, Poole, BH13 7HJ



LUXURY &  
PRESTIGE  
Exclusive Properties

£2,500,000

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:



# CONIFERS, ORATORY GARDENS

CANFORD CLIFFS

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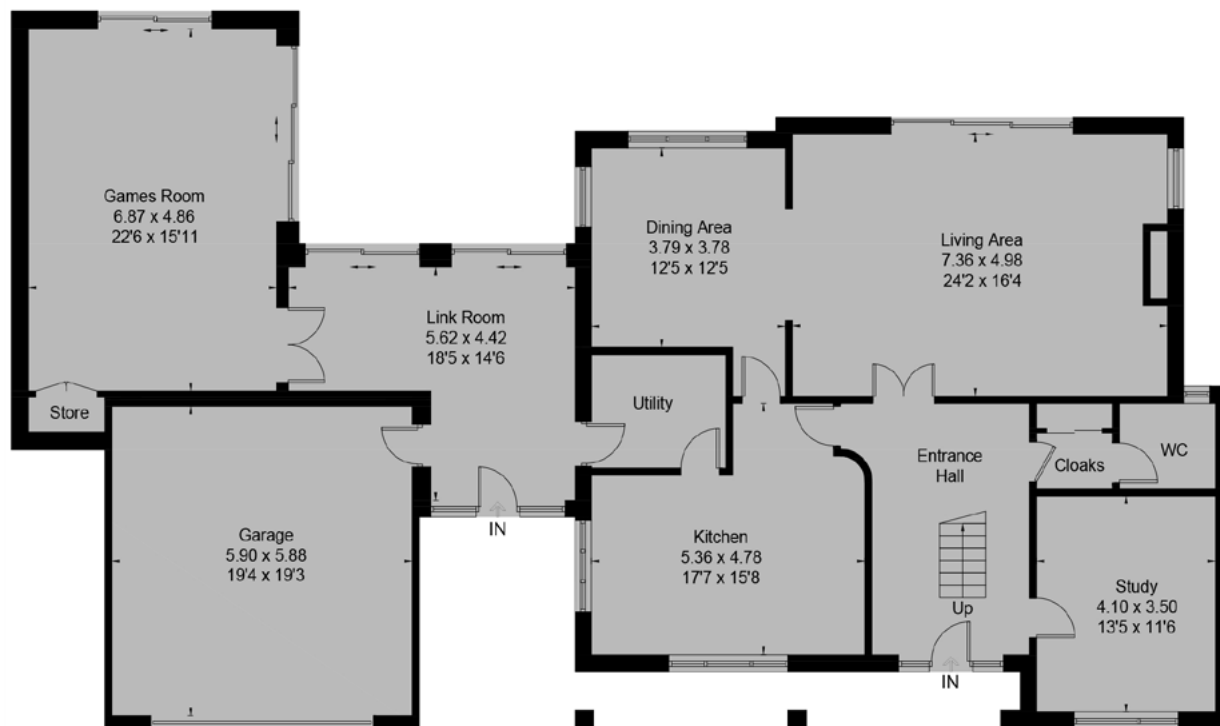
Please click on the image above to view our short video introduction to this property.





# 7 Oratory Gardens, Canford Cliffs, Poole, BH13 7HJ

Approximate Floor Area = 321.5 sq m / 3460 sq ft  
(Including Garage / Excluding Void)



Ground Floor



First Floor

## Summary

Conifers is in a wonderful location. It is just a short walk from shops and restaurants and convenient for a choice of two beaches at either Branksome Chine or Canford Cliffs Chine. A significant proportion of homes in the road will soon be new or nearly new - the recent redevelopments reflecting its broad appeal and the wide and spacious plots offer many of the benefits of living in Branksome Park, combined with the convenience of living in Canford Cliffs.

The house benefits from an impressive frontage to the road and the plot size is just over half an acre, with very little woodland. This makes it an ideal blank canvass and with the current form extending to nearly 3,500 square feet with four bedrooms, three bathrooms and four / five receptions the layout is certainly versatile and could accommodate amenities such as a gymnasium, games room, cinema or home office. Other features includes an integral double garage, generous driveway and a contemporary garden room which was constructed for the current owner. This is an ideal proposition for anyone looking to modernise, upscale or redevelop subject to the necessary consents.

- Substantial detached home
- Sits in wonderful grounds
- Plot extends to over 0.5 acres
- House extends to nearly 3,500 square feet
- Four bedrooms, three bathrooms
- Garaging and spacious driveway
- Convenient for two local beaches
- Less than 0.5 miles to shops
- Very popular location
- No forward chain

**Guide Price:** £2,500,000

**Tenure:** Freehold

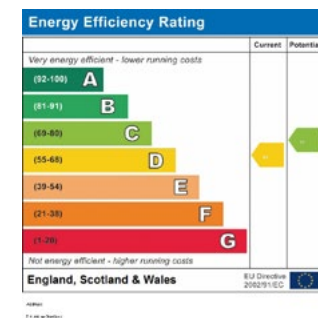
**Stamp Duty:** Main Home £211,250\*  
Additional Home £286,250\*  
(\*based on guide price)

**Lease Length:** N/A

**Maintenance:** N/A

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

**EPC:**



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**Steve Isaacs**

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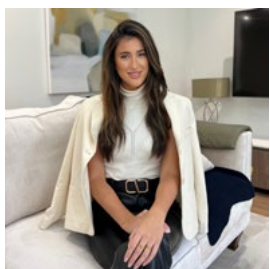
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## Get in touch

**In person:** We are located at  
28A Haven Road,  
Canford Cliffs,  
Poole, BH13 7LP.  
We would love to see you  
for a cup of tea or coffee.

**By phone:** 01202 007373

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

**Property ref:** 0893



### 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.