



Newton Rise

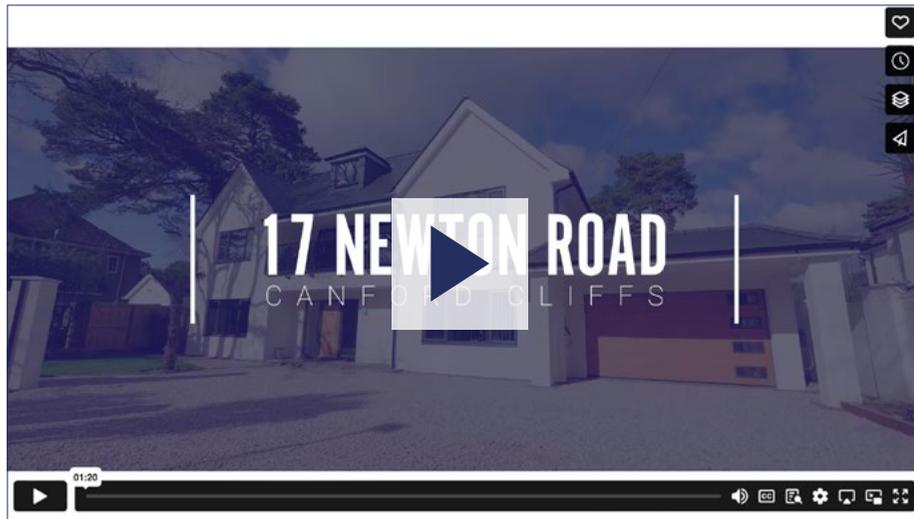
17 Newton Road, Canford Cliffs, Poole, Dorset, BH13 7EX



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

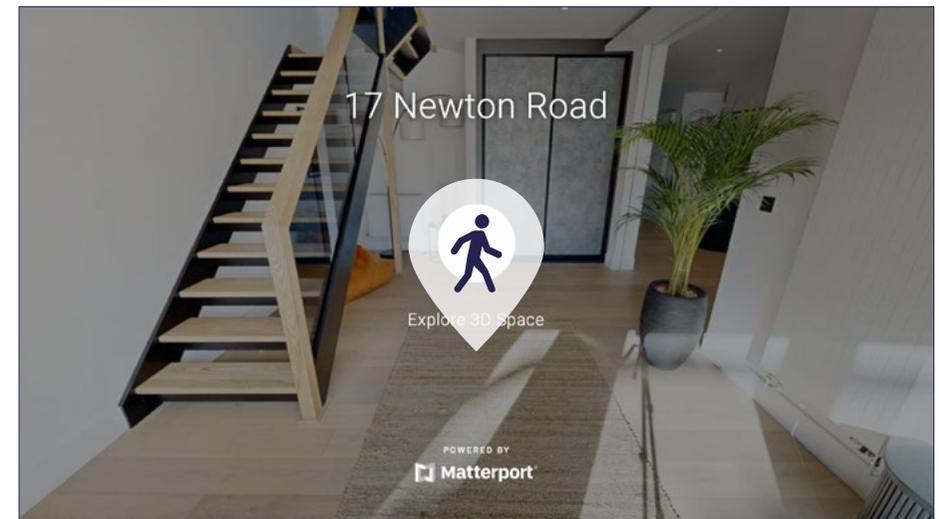
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



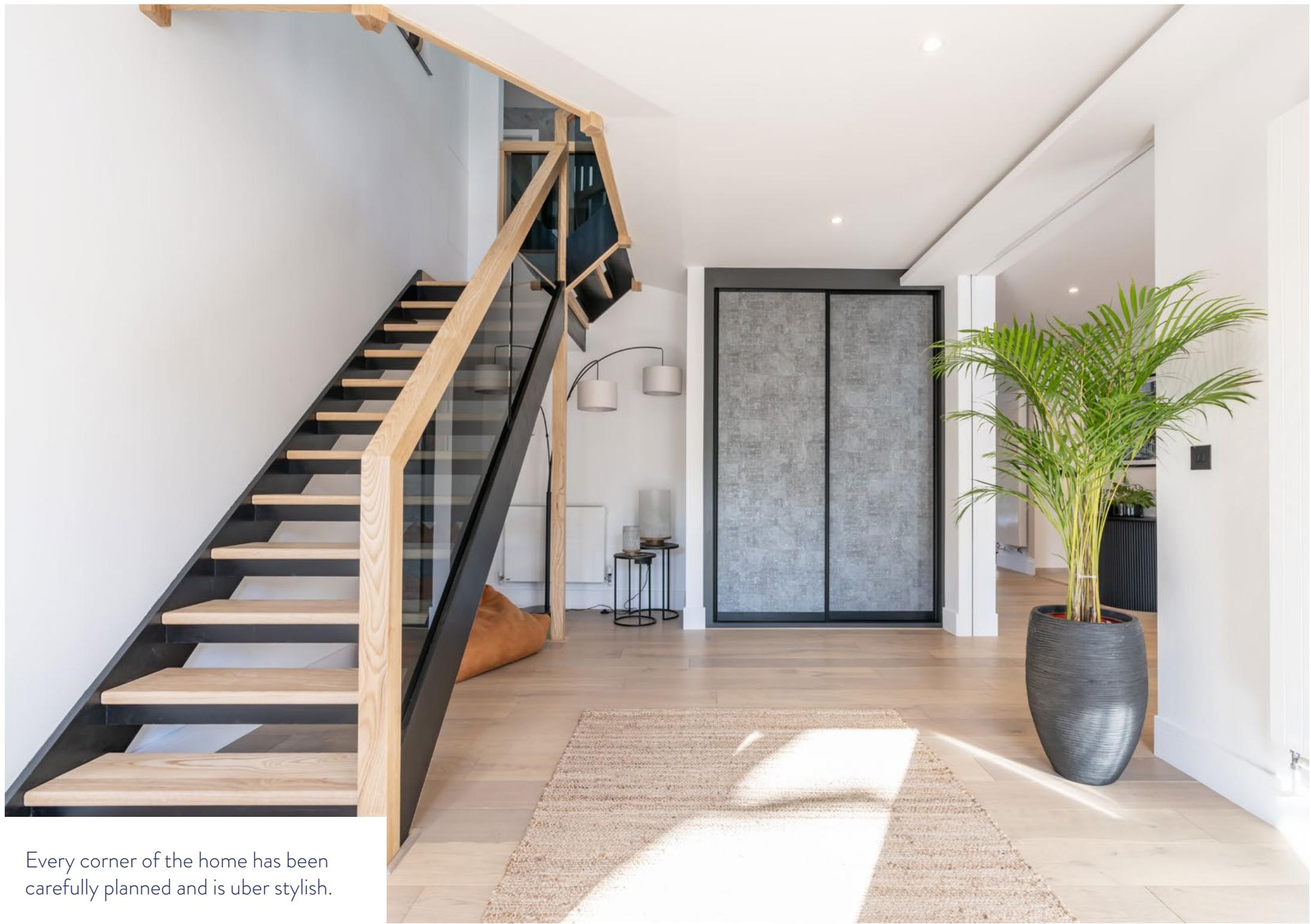
Simply click on the thumbnail above to take a step inside and explore this beautiful home.

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.

Matterport™



It has a fabulous garden that is private and secluded.



Every corner of the home has been carefully planned and is uber stylish.



The luxury kitchen boasts a huge centre island.



The living spaces are generously proportioned.



Crisp lines and clean finishes are a feature throughout.



There is plenty of space for work, rest or play.



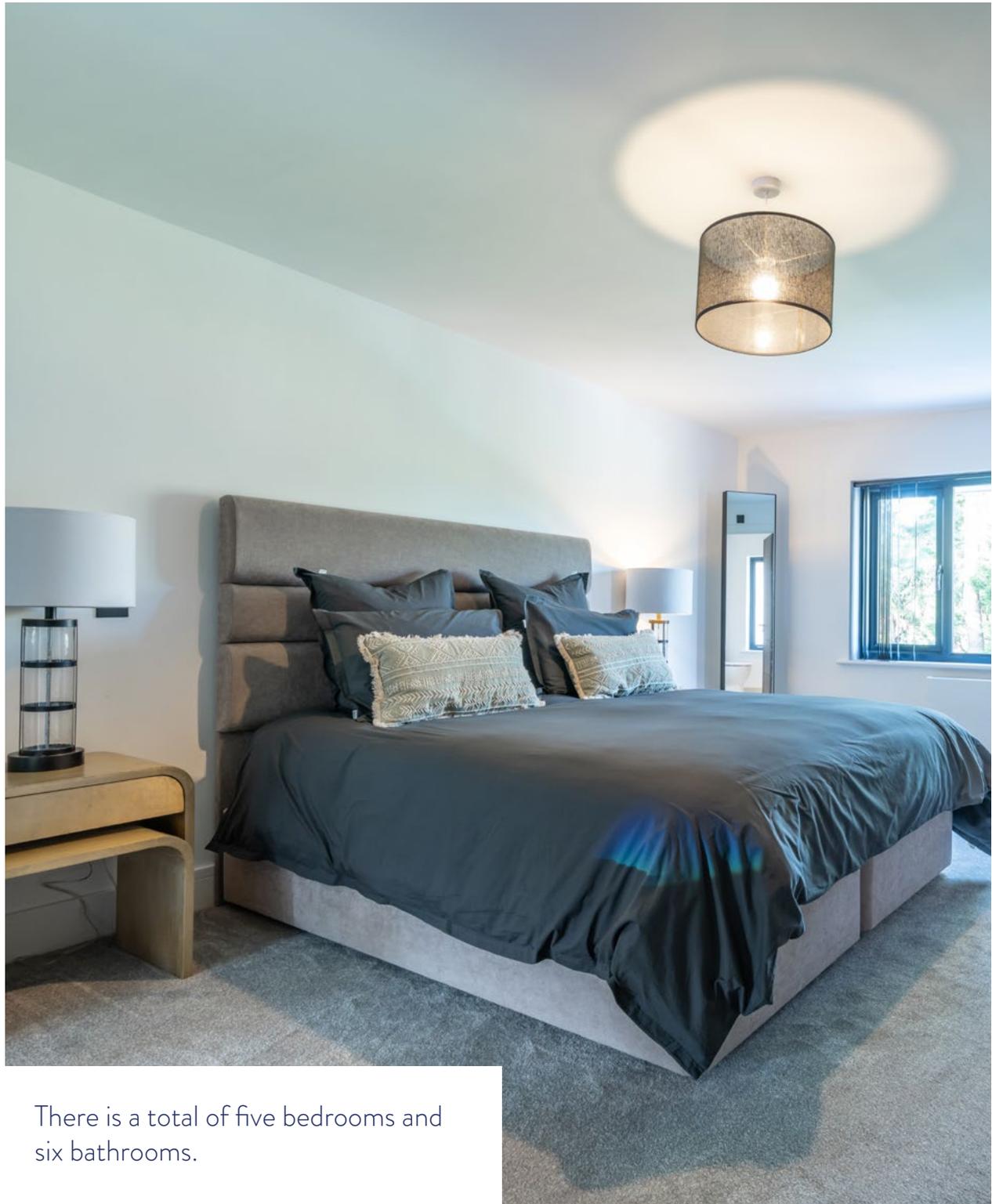


The styling is cool and contemporary.



There is a choice of reception spaces over all three floors.





There is a total of five bedrooms and six bathrooms.



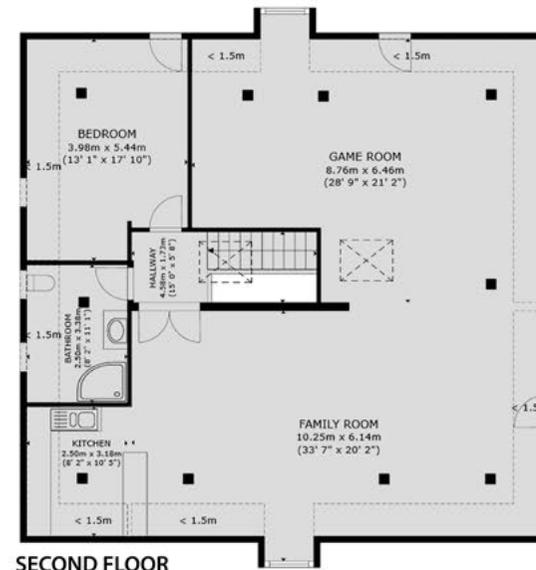


One of the receptions has been fitted out as gymnasium.



The garden is an oasis of calm, perfect for relaxing with family or friends.

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GROSS INTERNAL AREA
 GROUND FLOOR: 2,574 sq. ft, 239 m2, FIRST FLOOR: 2,233 sq. ft, 207 m2
 SECOND FLOOR: 1,325 sq. ft, 123 m2, GARAGE: 415 sq. ft, 39 m2
TOTAL: 6,547 sq. ft, 608 m2
 (EXCLUDED AREAS - REDUCED HEADROOM: 378 sq. ft, 35 m2)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Newton Rise is a newly completed project which represents a rare opportunity to acquire a beautiful lifestyle home extending to just over 6,500 square feet but still a level walk from shops and around 500 metres from Canford Cliffs Chine which leads to some of the area's most beautiful beaches.

The accommodation includes five bedrooms, six bathrooms, six receptions and a home office. The flexible layout could be configured to include a ground floor bedroom suite if required. The proportions everywhere are impressive and for those in need of space for friends or family each of the bedrooms is an impressive double and each of them would vie for a principal bedroom in most luxury homes. Most of the top floor is allocated to an entertainment or leisure suite which includes a games area, informal sitting, media space and a dedicated bar.

Other features include a first floor sitting area - an ideal quiet space - whilst one of the ground floor receptions is currently used as a gymnasium. The luxurious kitchen boasts a centre island and all mod cons including an instant boiling water tap and an induction hob. The fit out and fixtures everywhere are simply stunning - our photographs tell a story - and outside the level garden boasts a private sun terrace and a dedicated sun deck for a family sized hot tub. Finally there is an oversized integral garage and generous parking on the gated driveway.

- Newly completed project
- Over 6,500 square feet
- Five generous double bedrooms
- Six bathrooms
- Six receptions
- Huge entertaining suite on the top floor
- Level garden
- Approx 500 metres from Canford Cliffs Chine
- Stunning interior
- Great parking

Details

Guide Price:	£3,895,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £378,650** Additional Home £495,500** ** based on guide price
Council Tax:	Band G 2023/2024 £3,413.73pa
EPC:	



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Property Ref: 0937



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.