



Oakleigh

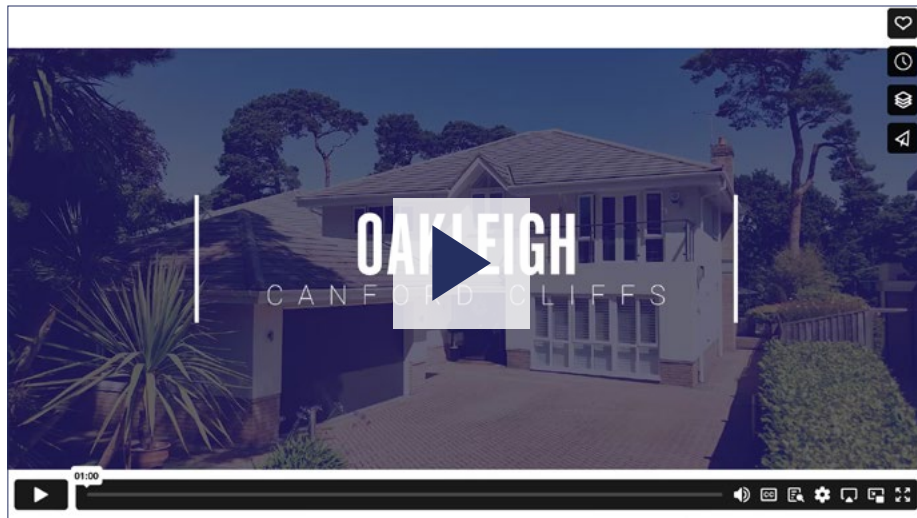
4A Nairn Road, Canford Cliffs, Poole, Dorset, BH13 7NG



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Can't wait to view in person?

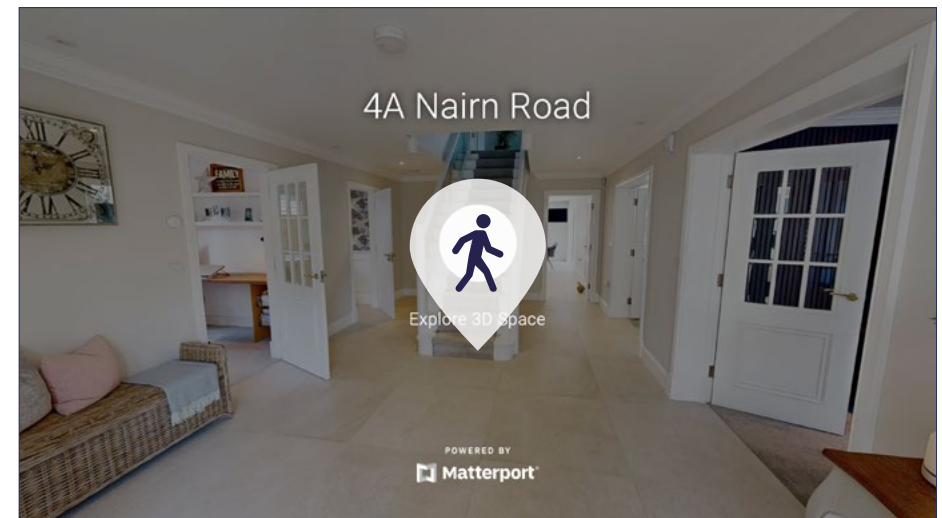
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™



















Oakleigh, 4A Nairn Road, Canford Cliffs, Poole, BH13 7NG



GROSS INTERNAL AREA
 GROUND FLOOR: 1,691 sq. ft, 157 m2, FIRST FLOOR: 1,471 sq. ft, 137 m2, GARAGE: 309 sq. ft, 29 m2
TOTAL: 3,471 sq. ft, 323 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Oakleigh is located in one of the best spots in Nairn Road, backing onto Parkstone Golf Club and with wonderful views of the greens and fairways below. Nairn Road itself is highly desired due to its quiet and leafy street scene combined with its close proximity to the parade at Canford Cliffs Village and of course the nearby chimes connecting to some of the area's most beautiful beaches.

The house extends to nearly 3,500 square feet laid out over just two floors and it was built by a highly regarded local developer to a very high specification including concrete floors with gas fired under floor central heating. The current owners have re-imagined the house with a completely up to the minute interior resulting in a highly luxurious family home which is perfectly positioned to take advantage of the area's renowned leisure amenities. There is a total of four sizeable bedrooms and three bathrooms. The primary bedroom is especially luxurious boasting a walk through closet, a dedicated private sun balcony and a sumptuous en suite bathroom. The ground floor includes a beautiful reception hall, a stunning kitchen family room complete with centre island, a choice of formal and informal sitting rooms as well as a home office.

The beautiful rear garden benefits from the stunning view and the landscape design includes a selection of spaces which are suitable for outside sitting and dining. There are steps and a path leading to the lower level where there is a gateway connection to the golf course but this is reserved exclusively for club members.

- Stunning interior
- Beautiful views
- Wonderful location
- Convenient for shops and beaches
- Approximately 3,500 square feet
- Arranged over just two floors
- Four bedrooms, three bathrooms
- Exquisite kitchen family room
- Formal and informal sitting
- Home office

Details

Guide Price: £2,895,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

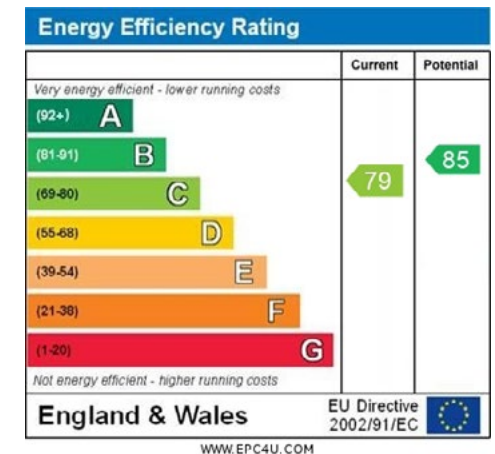
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £358,650**
Additional Home £345,500**
** based on guide price

Council Tax: Band H
2024/2025 £4,295.50pa

EPC:





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Exclusive Properties



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Property Ref: 0985



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.