



## 19 Canford Cliffs Road

Canford Cliffs, Poole, Dorset, BH13 7AG



LUXURY &  
PRESTIGE  
Exclusive Properties



## Can't wait to view in person?

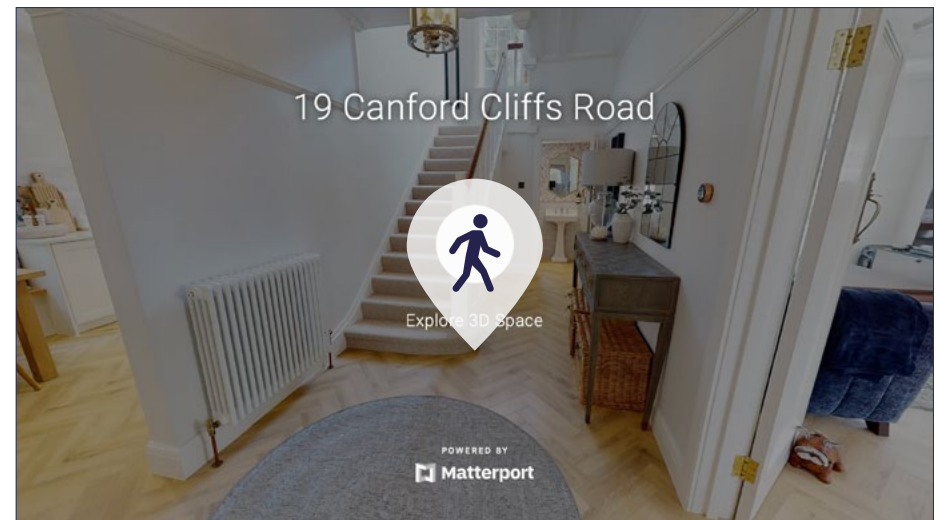
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™**











THIS IS YOUR **LIFE.**  
DO WHAT YOU LOVE,  
AND DO IT OFTEN.  
IF YOU DON'T LIKE SOMETHING, CHANGE IT.  
IF YOU DON'T LIKE YOUR JOB, QUIT.  
IF YOU DON'T HAVE FRIENDS, TAKE ONE BY THE REINS.  
IF YOU ARE DRIVING FOR THE LINE OF YOUR LIFE, STOP.  
YOU START DOING THINGS YOU LOVE.  
STOP OVER ANALYZING.  
LIFE IS SIMPLE. EVERY LAST BITE.  
GIVE YOUR HANDS A BREAK. AND READ TO YOUR MIND.  
AND PEOPLE. WE ARE LIMITED BY OUR EXPERIENCES  
AND THE BEST THINGS YOU SEE WITH YOUR MINDS.  
AND SHARE YOUR DREAMS WITH THEM.  
**TRAVEL OFTEN.** GETTING LOST WILL  
SOME OPPORTUNITIES ONLY COME ONCE. SEIZE THEM.  
LIFE IS ABOUT THE PEOPLE YOU MEET, AND  
THE THINGS YOU CREATE WITH THEM.  
SO GO OUT AND START CREATING.  
**LIFE IS LIVE YOUR DREAM  
SHORT. YOUR PASSION.**



































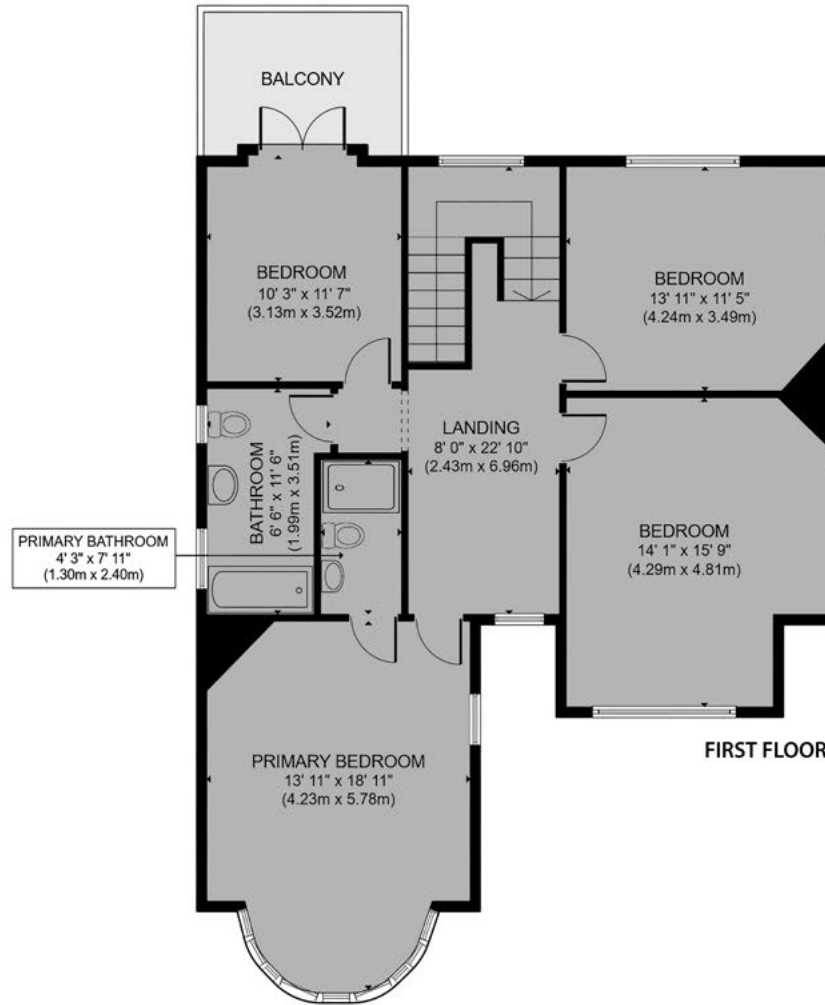
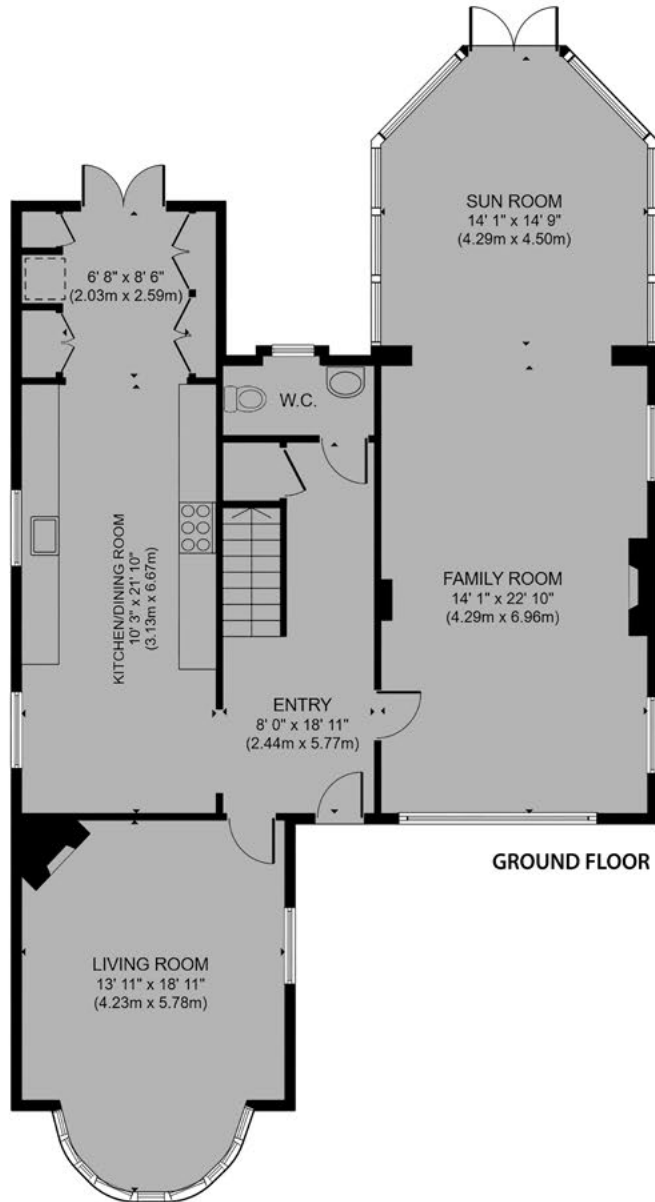








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\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA  
 HOUSE: GROUND FLOOR: 1,286 sq. ft, 120 m2, FIRST FLOOR: 1,050 sq. ft, 97 m2, TOTAL: 2,336 sq. ft, 217 m2  
 DETACHED ANNEXE: 230 sq. ft, 21 m2  
**OVERALL TOTAL: 2,566 sq. ft, 238 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

A beautiful looking family home with huge amounts of character but also featuring a modern and stylish interior. It has been the subject of a dramatic transformation and makeover by the current owners resulting in a stunning home which is ideal for a modern family.

With the addition of a stand alone one bedroom annexe it offers a huge amount of versatility and flexible accommodation. There is a wonderful kitchen dining room which includes a range, stone tops and all mod cons in addition to a huge family room complete with sun room / conservatory as well as a separate living room.

Upstairs there are four bedrooms and two bathrooms, the most luxurious of which is of course the primary bedroom with its impressive bay window. Bedroom four has a private sun balcony.

The sunny garden has a huge amount of entertaining space by way of a private sun terrace. The gated driveway has a huge amount of space for guest parking. The pictures tell a story so anyone tempted to view you will not be disappointed!

- Beautifully refurbished
- Stunning contemporary interior
- Four bedrooms, two bathrooms
- One bedroom annexe
- Contemporary kitchen / diner
- Huge family room
- Separate lounge
- Huge private sun terrace
- Pretty garden
- Secure parking

**Guide Price:** OIEO £1,695,000

**Tenure:** Freehold

**Stamp Duty\*\*:** Main Home £114,650\*  
Additional Home £199,400\*  
(\*based on guide price)

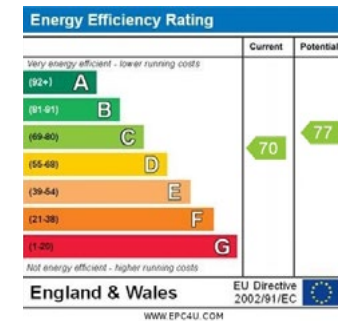
\*\* This property may be eligible for multiple dwellings relief but advice must be sought from a professional.

**Lease Length:** N/A

**Maintenance:** N/A

**Council Tax:** Band G  
(2024/2025 £3,578.59)

**EPC:**



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**Property Ref:** 0845



### 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.