

Luxury+Prestige

# 19 CANFORD CLIFFS ROAD

CANFORD CLIFFS, POOLE, BH13 7AG















































# TAKE A STEP INSIDE



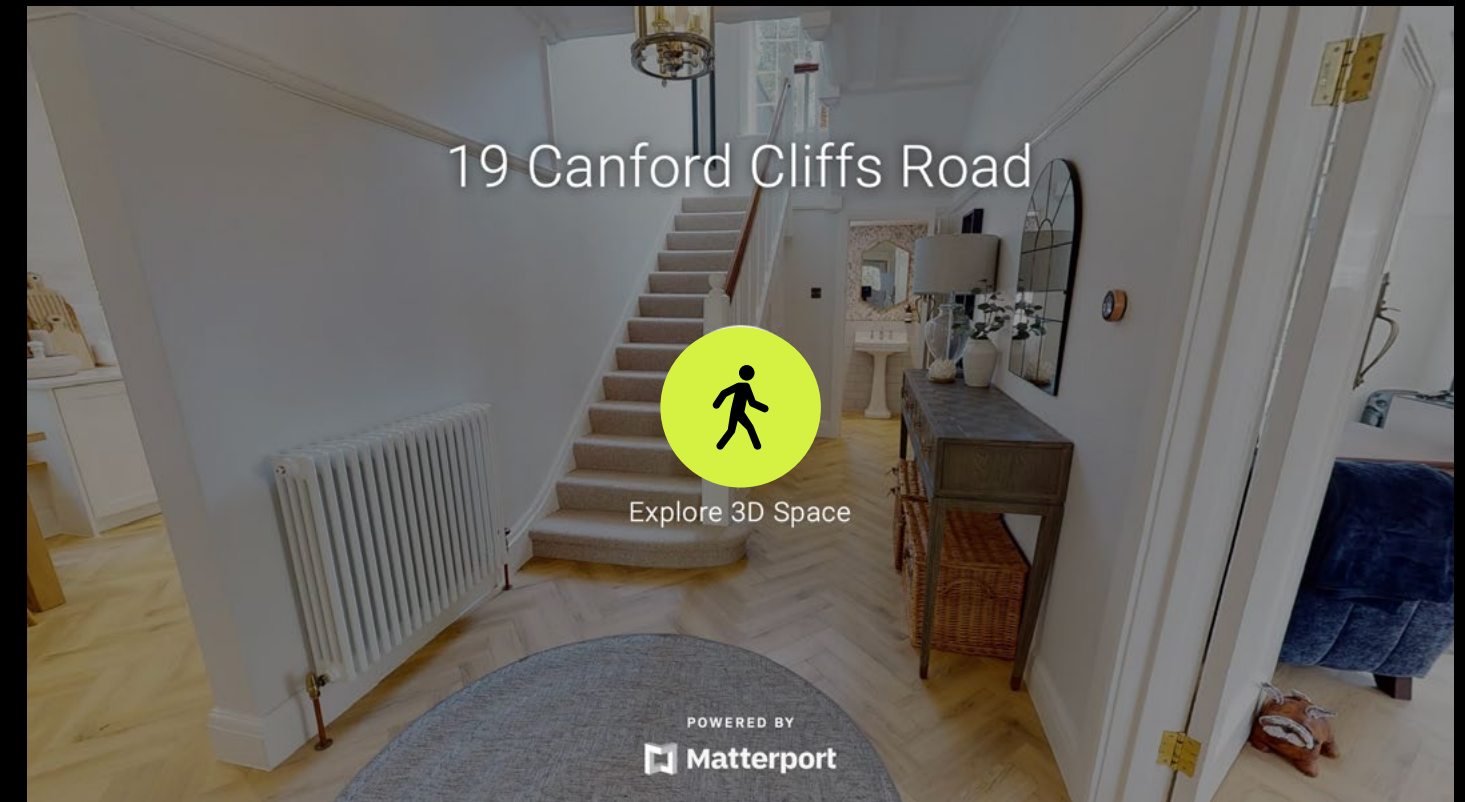
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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**

## 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 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™**



# Floorplan

19 Canford Cliffs Road,  
Canford Cliffs, Poole, BH13 7AG

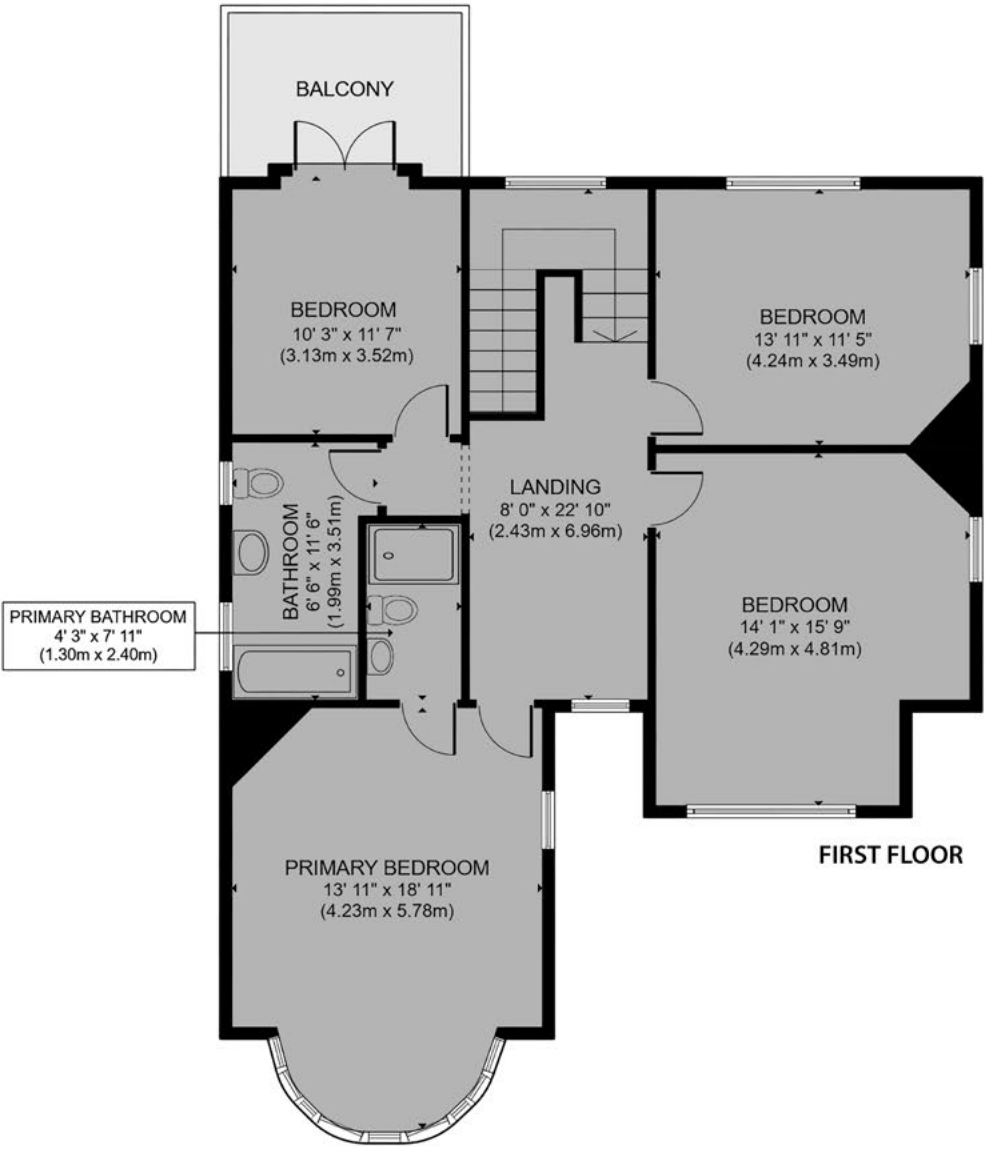
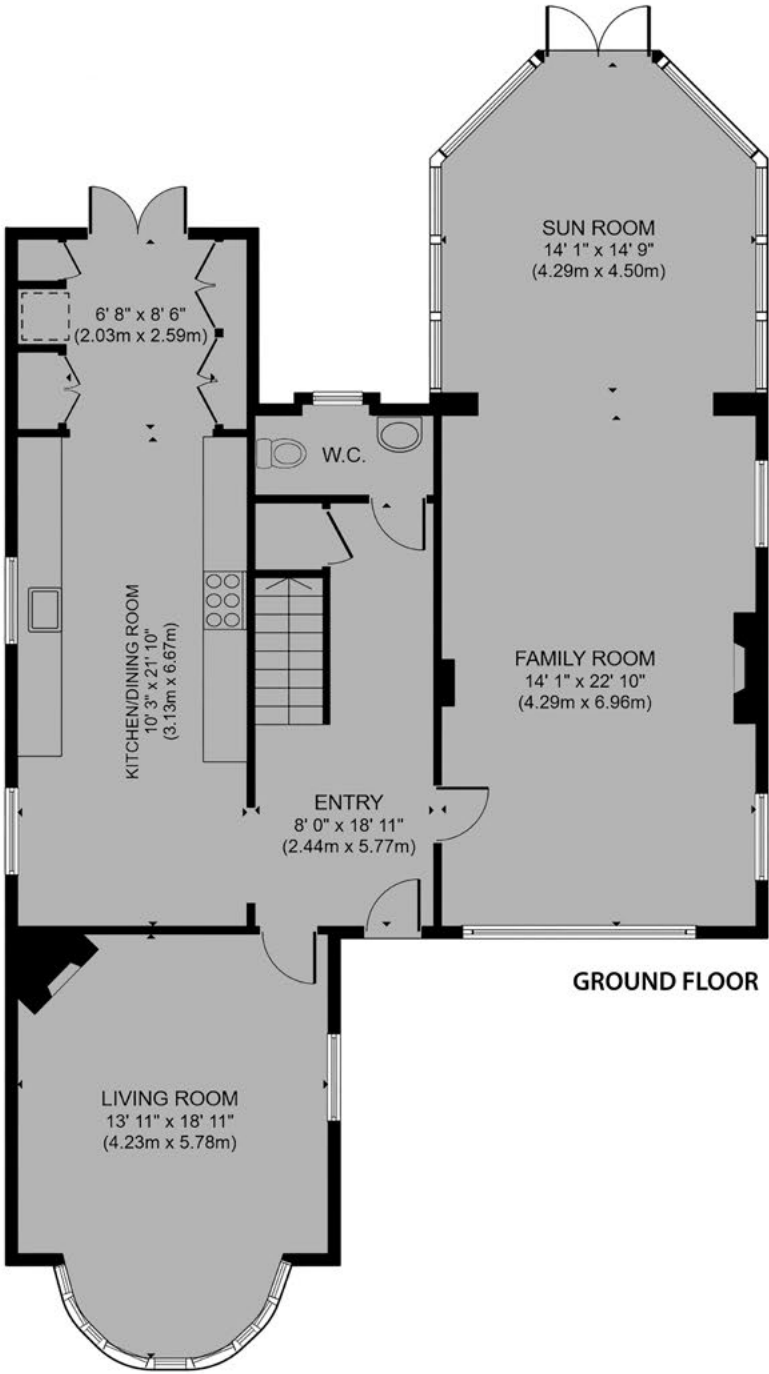
GROSS INTERNAL AREA

House:  
Ground Floor: 1,286 sq. ft / 120 m<sup>2</sup>  
First Floor: 1,050 sq. ft / 97 m<sup>2</sup>  
Total: 2,336 sq. ft / 217 m<sup>2</sup>

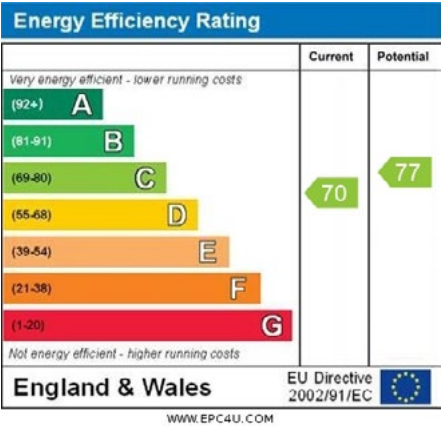
Detached Annexe: 230 sq. ft / 21 m<sup>2</sup>

Overall Total: 2,566 sq. ft / 238 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION





# 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!

We have also included plans that have been approved under application number APP/21/01765/F, for an extension to include a garage and a loft conversion, should an incoming purchaser wish to further develop this already beautiful home.

# Details

Guide Price:	OIEO £1,695,000
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           £114,650** Additional Home    £199,400** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band G 2024/2025           £3,579.59pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + 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



# Our team



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Property ref:	0845
Published:	January 2025



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