

Luxury+Prestige

# 11 NEWTON ROAD

CANFORD CLIFFS, POOLE, BH13 7EX





























# TAKE A STEP INSIDE



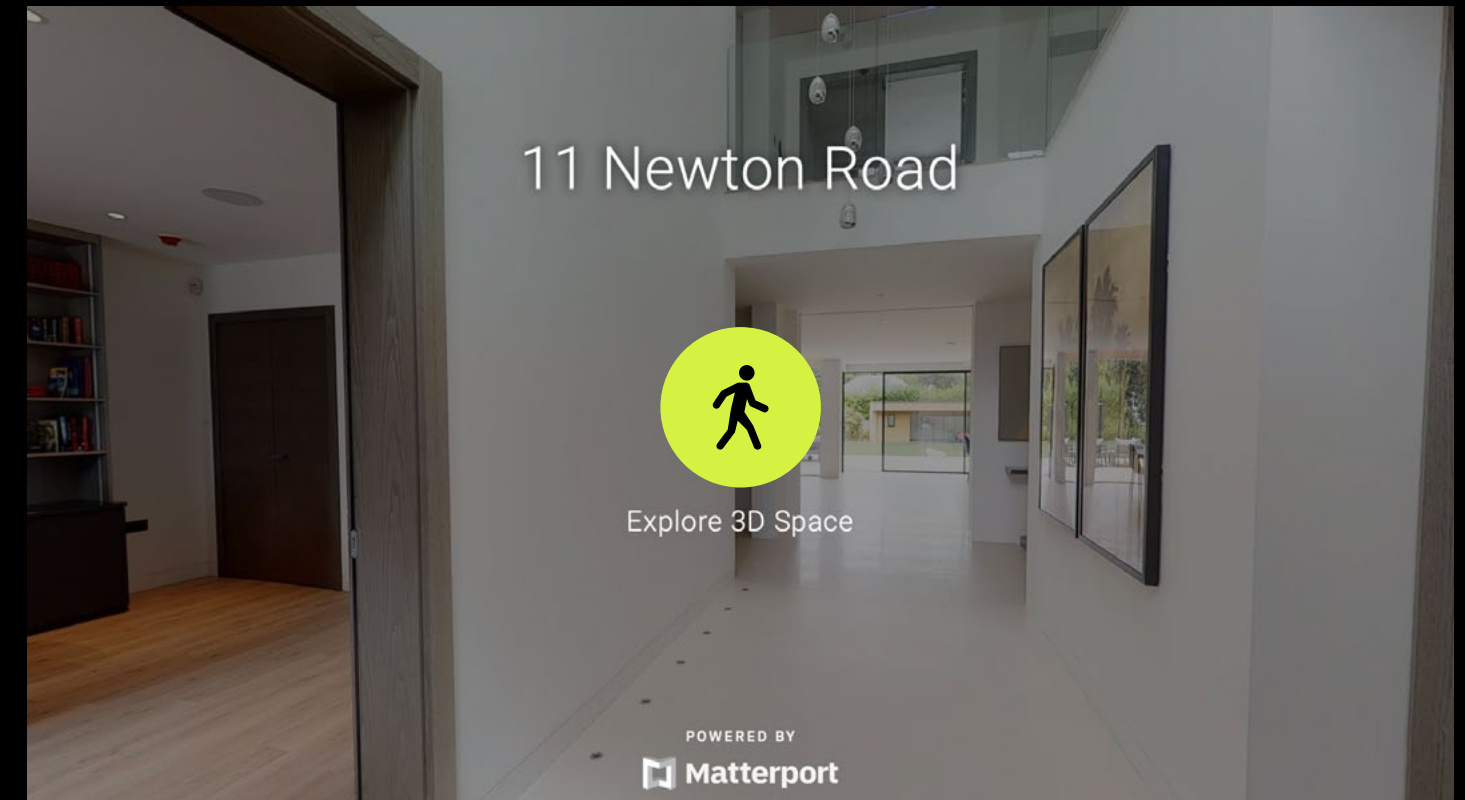
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

11 Newton Road, Canford Cliffs  
Poole, BH13 7EX

## GROSS INTERNAL AREA

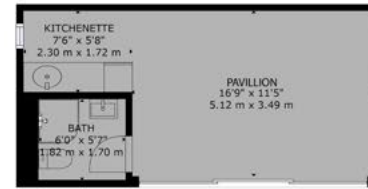
### House:

Ground Floor: 2,541 sq. ft / 236 m<sup>2</sup>  
 First Floor: 2,036 sq. ft / 189 m<sup>2</sup>  
 Second Floor: 968 sq. ft / 90 m<sup>2</sup>  
 Total: 5,545 sq. ft / 515 m<sup>2</sup>

Garage: 290 sq. ft / 27 m<sup>2</sup>  
 Studio: 274 sq. ft / 25 m<sup>2</sup>

Overall Total: 6,109 sq. ft / 567 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



STUDIO (not shown in actual location or orientation)



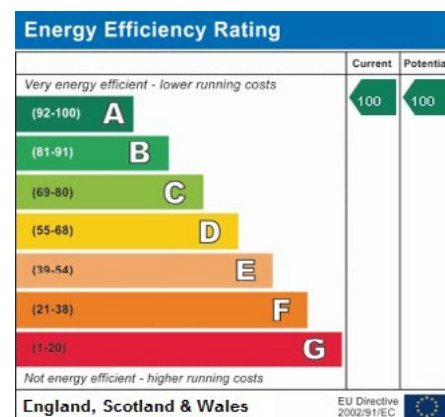
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Address:  
11 Newton Road, Canford Cliffs, Poole, Dorset, BH13 7EX



# Summary

**This amazing home was newly constructed for the current owners to a simply stunning design.**

Using the latest technology such as ICF construction, which is renowned for its exceptional thermal insulation, as well as programmable lighting, an air source heat pump, a solar system on the roof and mechanical ventilation and heat recovery (MVHR). It is in the heart of Canford Cliffs and just a short walk to Canford Cliffs Village and of course Canford Cliffs Chine beyond. The plot it occupies is spectacular - level and approximately 0.4 acres, the majority of which is laid with high quality synthetic lawn. The house offers a huge amount of accommodation - over 6,100 square feet in total - and a stand out feature is the completely open plan kitchen family area which spans the entire width of the house. The sumptuous kitchen features all the latest mod cons including spectacular Dekton stone tops and a centre island with breakfast bar. There is an additional sitting room, a large home office, utility and a downstairs guest bedroom with en suite facilities. Upstairs there are four further bedrooms, each with their own en suite bathroom. The primary bedroom is especially impressive with a walk through dressing room and a private sun balcony. On the top floor there is a huge recreation room, currently fitted as a cinema as well as a store room and an additional bathroom. At the front of the house there is a secure driveway with lots of guest and casual parking. The garage is over 7 metres long and there is wiring for three car charging points. The spectacular garden has a huge lawn and a pavilion with a kitchenette and an en suite shower room.

# Details

**Guide Price:** £4,250,000

**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 £421,250\*\*  
Additional Home £633,750\*\*

\*\* based on guide price, correct as at 6.11.24

**Local Authority:** BCP Council

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

\*\*\* Amount shown is for a main home, please seek advice for additional home.

**Services:** Mains gas, electricity, water and drainage

# Key features

- + Substantial detached home
- + In the heart of Canford Cliffs
- + Sits on a 0.4 acre plot
- + Accommodation extends to over 6,100 square feet
- + Five bedroom suites
- + Huge open plan living space
- + Spectacular low maintenance garden
- + Detached pavilion
- + Newly constructed with 9 years of building warranty
- + Short walk to village and beaches

# Our team



**Steve Isaacs**  
Director

07970 878106  
steve@luxuryandprestige.com



**David Chissell**  
Director

07795 835647  
david@luxuryandprestige.com



**Harriet Towing**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Photographer

01202 007373  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Asia Roberston**  
Social Media Manager

01202 007373  
asia@luxuryandprestige.com



**Valentina Morana**  
Marketing Assistant

01202 007373  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
jbound@luxuryandprestige.com

# Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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