

Luxury+Prestige

35 CANFORD CLIFFS ROAD

CANFORD CLIFFS POOLE, BH13 7AQ













TAKE A STEP INSIDE



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

vimeo

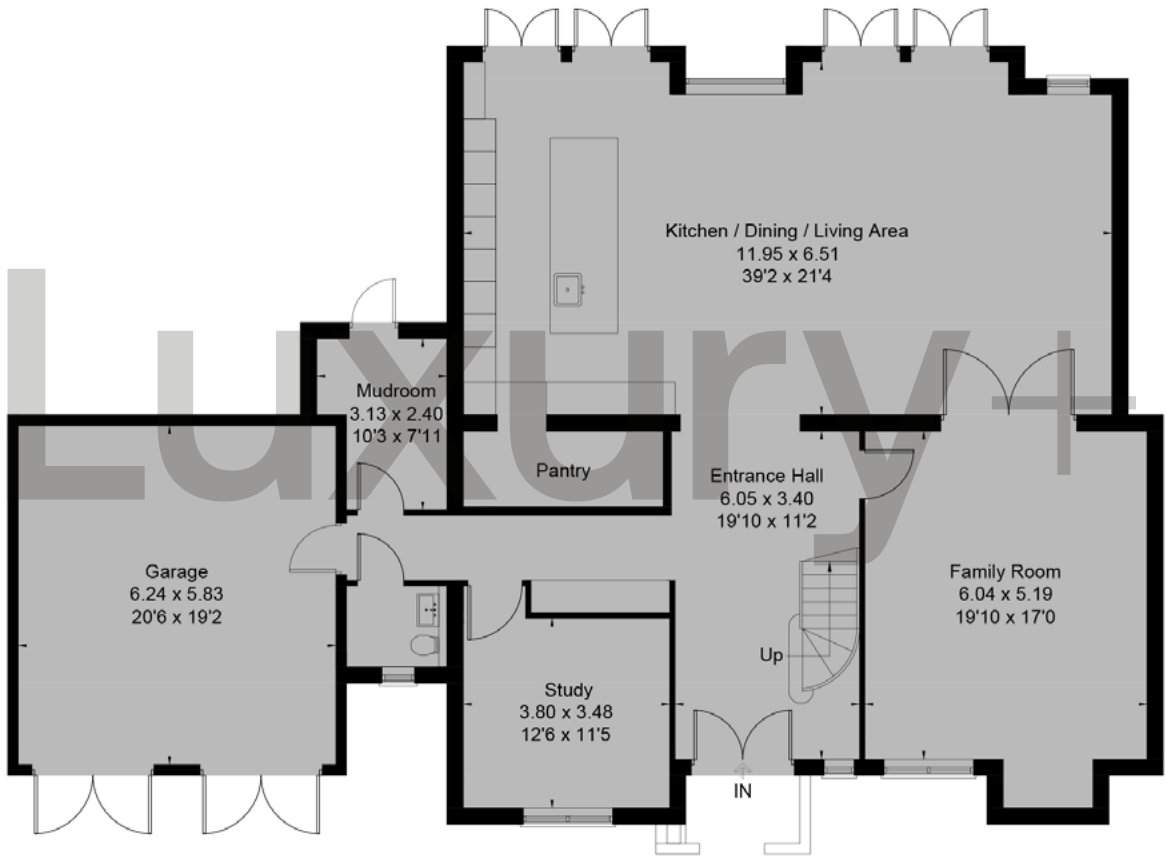
Floorplan

35 Canford Cliffs Road,
Canford Cliffs, Poole, BH13 7AQ

GROSS INTERNAL AREA

House 3,851 sq. ft / 358 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #85559

Summary

This exciting house is the latest project by a bespoke developer who is highly regarded for quality of design and beautiful decorative finishes.

It is due for completion summer 2025 and we are confident it will be an exceptional home. The built form extends to approximately 3,850 square feet and it comprises five bedrooms, three bathrooms, a choice of receptions and a 6 metre double garage.

The living accommodation includes a spectacular 39' open plan lifestyle room with a double height vaulted ceiling. It zones easily to include comfortable sitting, relaxed dining and a spectacular kitchen complete with centre island and breakfast bar. The whole area connects to the stunning rear garden via French doors.

Our particulars include CGIs illustrating the beautiful interior design and exceptionally high standard of appointment. The rear garden forms a picture perfect setting with a large private terrace and a landscaped garden which would be ideal for any growing family.

Details

Guide Price:	£2,750,000		
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	£241,250**	
	Additional Home	£378,750**	
	** based on guide price, correct as at 5.02.25		
Local Authority:	BCP Council		
Council Tax:	Band TBC		
	2024/2025	£x,xxx.xx pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + **Approx 3,850 square feet**
- + **Beautiful grounds**
- + **Completion summer 2025**
- + **Simply stunning interior**
- + **Five bedrooms**
- + **Choice of receptions**
- + **Impressive open plan family room**
- + **6m double garage**
- + **Vaulted ceilings**
- + **Spectacular reception hall**

Our team



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