

Luxury+Prestige

AMAROO

1 CLIFF DRIVE, CANFORD CLIFFS, POOLE, BH13 7JD

















TAKE A STEP INSIDE



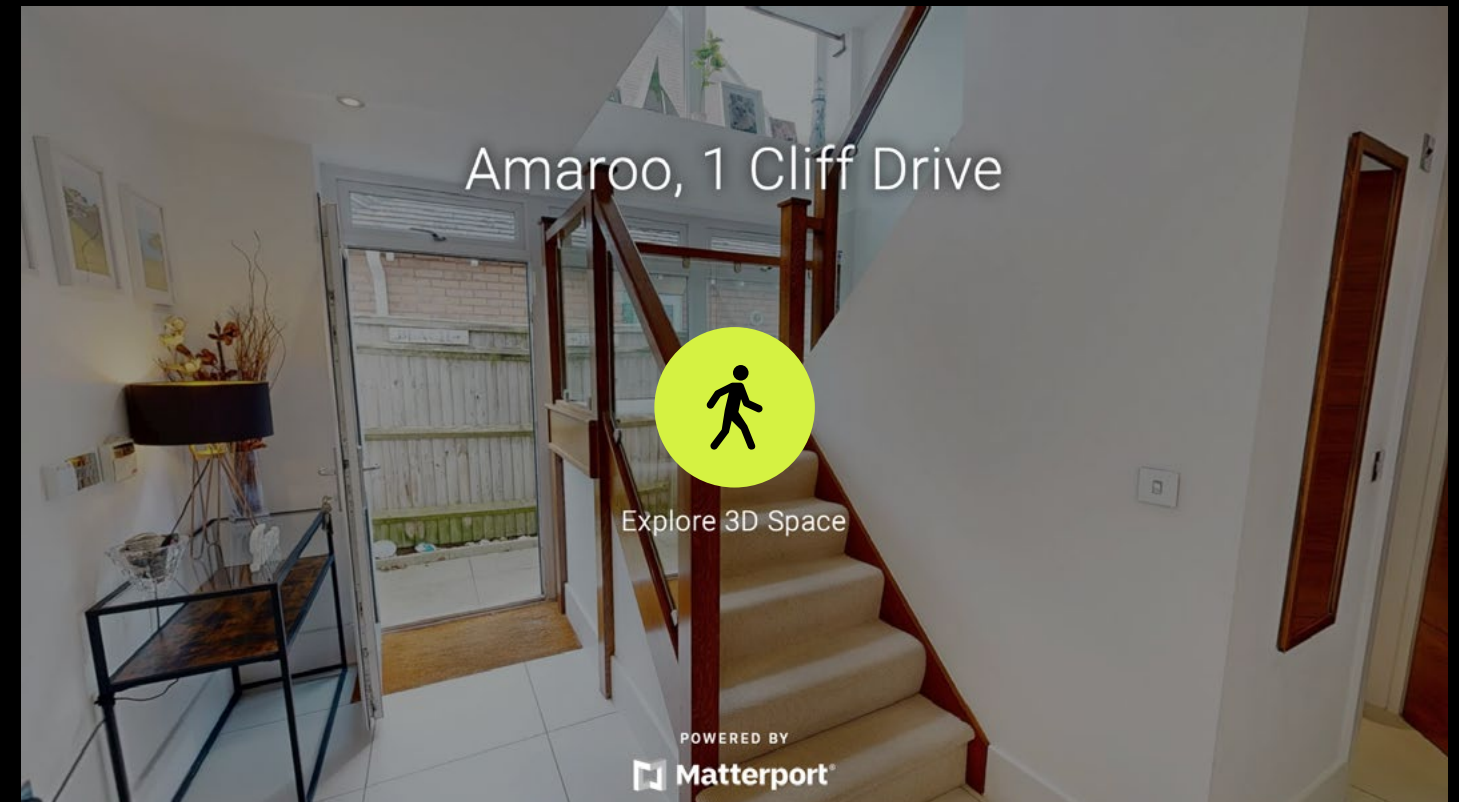
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Amaroo, 1 Cliff Drive,
Canford Cliffs, Poole, BH13 7JD

GROSS INTERNAL AREA

House:
Ground Floor: 838sq. ft / 78 m²
First Floor: 931 sq. ft / 87 m²
Second Floor: 591 sq. ft / 55 m²
Garage: 156 sq. ft / 15 m²
Total: 2,516 sq. ft / 235 m²

Studio: 110 sq. ft / 10 m²

Overall Total: 2,626 sq. ft / 245 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Amaroo is a highly desirable detached five bedroom house in the immediate environs of Canford Cliffs

Located in prestigious Cliff Drive, it is convenient for local beaches via either one of two chines or a nearby zig-zag. Shops and restaurants are easily accessible by way of a level walk. It was constructed by a prominent local developer and at just over 2,500 square feet it offers real family accommodation and demonstrable value for money.

There is a wonderful open plan lifestyle room zoned for kitchen, informal dining and comfortable sitting, the whole of which opens onto the decked terrace via bi-fold doors. The luxury kitchen features a peninsula, stone tops and a complement of integrated appliances. A separate sitting room adds an extra degree of versatility too.

Upstairs there are five bedrooms and three bathrooms. The principal bedroom is generously proportioned and includes a large en suite with double shower and dedicated dressing. In addition to an integral garage there is parking for additional cars on the paved driveway. The rear garden has an impressive freestanding contemporary studio / pavilion with power and light as well as a low maintenance synthetic lawn and a decked terrace. This is a great lifestyle home and ideal to lock up and leave.

Details

Guide Price:	£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 13.03.25		
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

- + Great location
- + Walk to beaches
- + Convenient for shops & restaurants
- + Ideal to lock up and leave
- + Five bedrooms, three bathrooms
- + Impressive principal bedroom
- + Open plan lifestyle room
- + Low maintenance grounds
- + Contemporary outbuilding
- + Garage and guest parking

Our team



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