

Luxury+Prestige

23 CANFORD CRESCENT

CANFORD CLIFFS, POOLE, BH13 7ND



















TAKE A STEP INSIDE



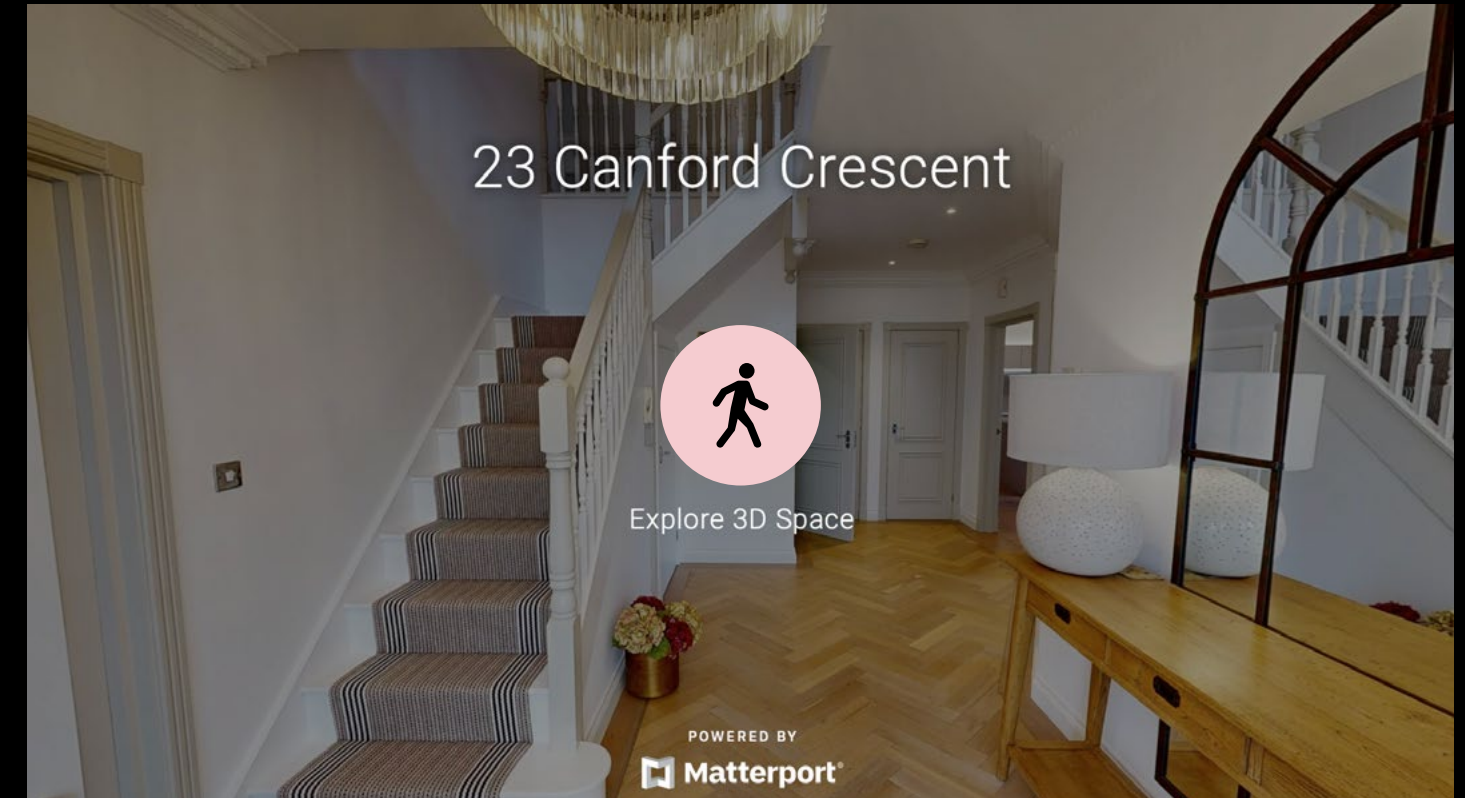
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

23 Canford Crescent, Canford Cliffs
Poole, BH13 7ND

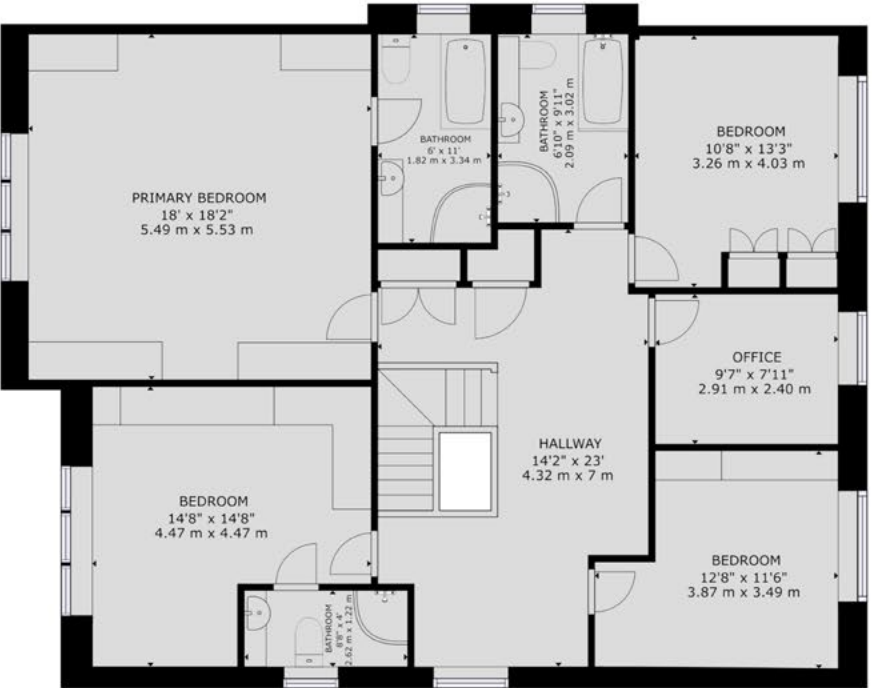
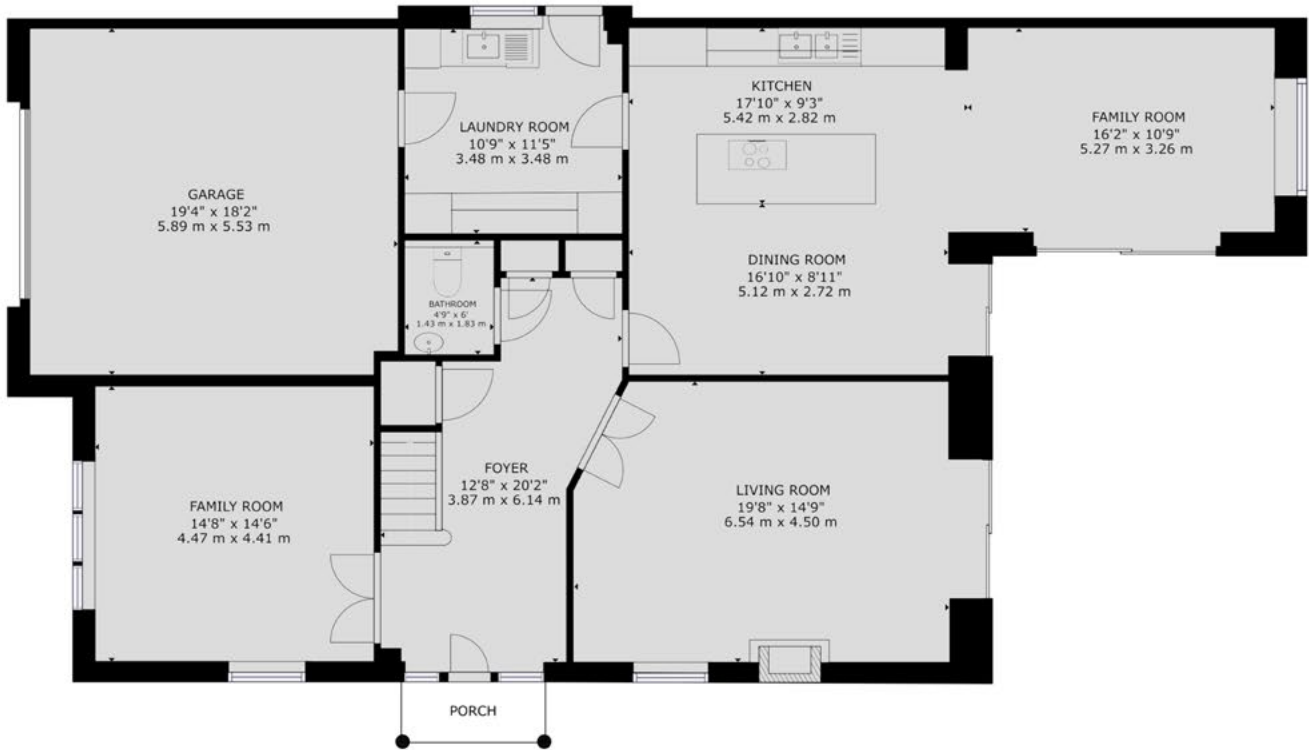
GROSS INTERNAL AREA

House:
Ground Floor: 1,370 sq. ft / 127 m²
First Floor: 1,360 sq. ft / 126 m²
Total: 2,730 sq. ft / 254 m²

Garage: 350 sq. ft / 33 m²

Overall Total: 3,080 sq. ft / 287 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Canford Crescent is a sought-after address thanks to its close proximity to Canford Cliffs Village and also Flaghead Chine, where there is a picturesque wooded walk down to some of the area's prettiest beaches.

The house is attractive and no doubt the two storey construction will be appealing to most buyers. It extends to just over 3,000 square feet meaning it's very spacious and the layout is undoubtedly extremely versatile with a choice of receptions.

The owners have made a number of significant improvements but the kitchen family room is a standout feature with its vaulted ceilings, stunning contemporary kitchen complete with centre island and convenient zones for informal sitting and dining. Sliding patio doors connect this most important space to the private sun terrace and immaculately landscaped rear garden.

Upstairs there is a spacious landing and four double bedrooms, 3 bathrooms and a study which could double up as an occasional bedroom. The house is bright and sunny with a very welcoming feel and also benefits from a gated driveway as well as an integral double garage.

Details

Guide Price:	£1,595,000		
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	£102,650**	
	Additional Home	£182,400**	
	** 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

- + Prestigious address
- + Convenient for Flaghead Chine
- + Spacious at circa 3,000 square feet
- + Constructed over just two storeys
- + Beautiful kitchen family room
- + Choice of receptions
- + Four double bedrooms
- + Bedroom five / study
- + Gated driveway and double garage
- + Easy to lock up and leave

Our team



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