

Luxury+Prestige

# 7 CANFORD CLIFFS AVENUE

LOWER PARKSTONE, POOLE, BH14 9QN







































# TAKE A STEP INSIDE



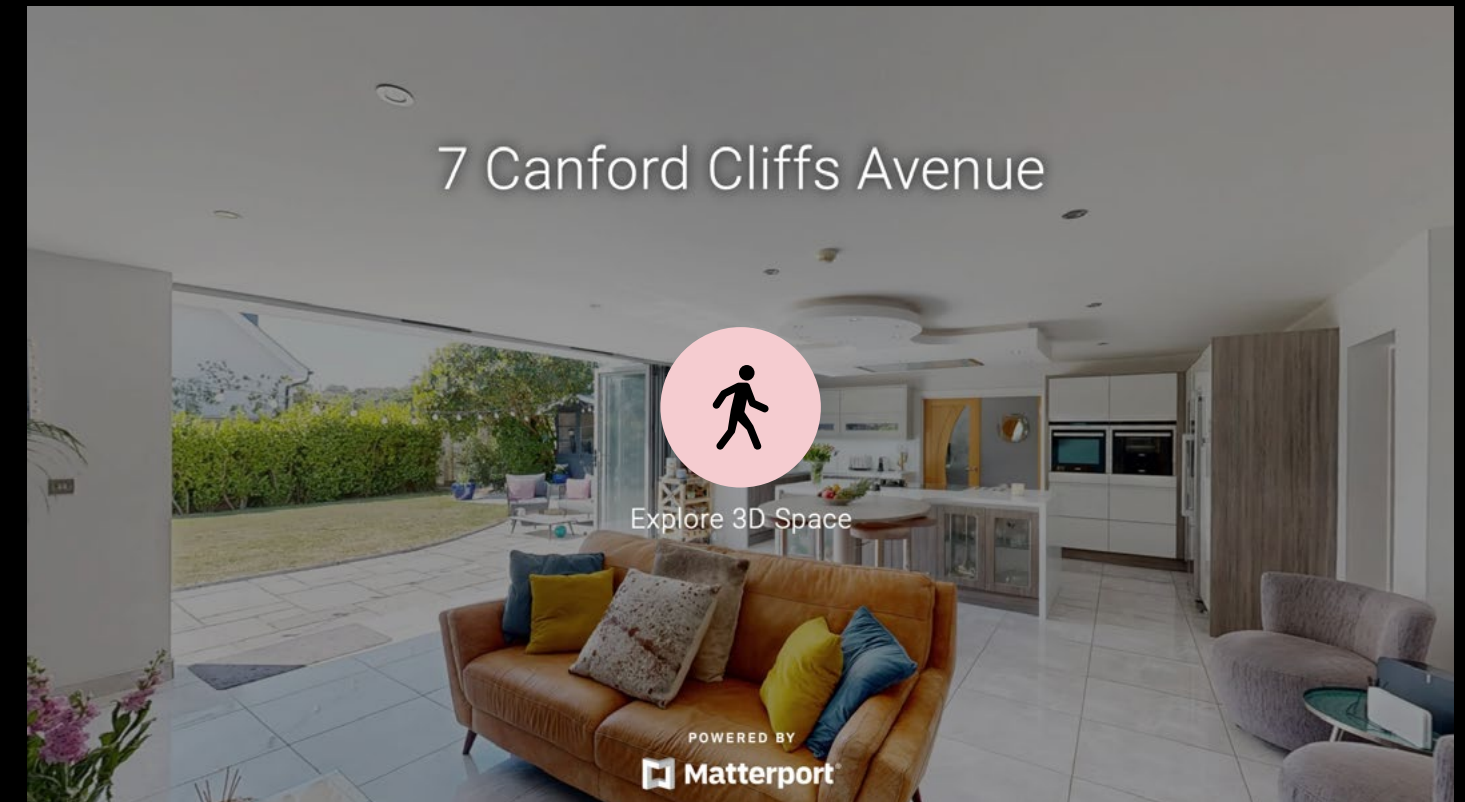
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

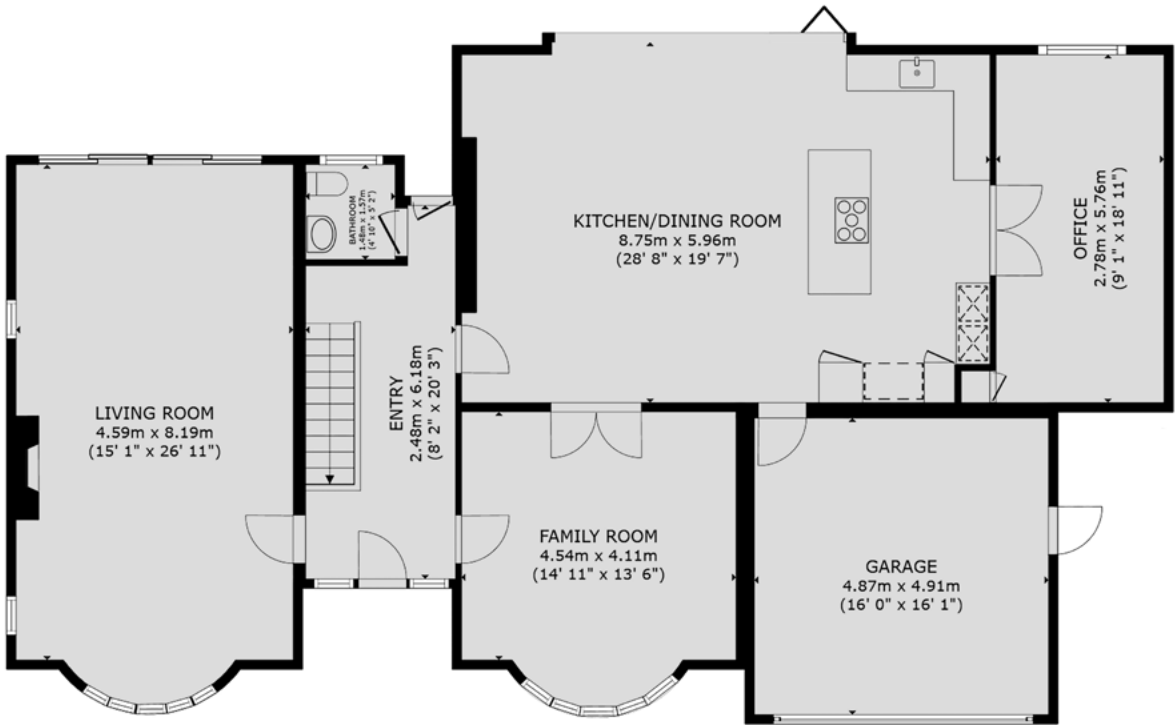
7 Canford Cliffs Avenue,  
Lower Parkstone, Poole, BH14 9QN

GROSS INTERNAL AREA

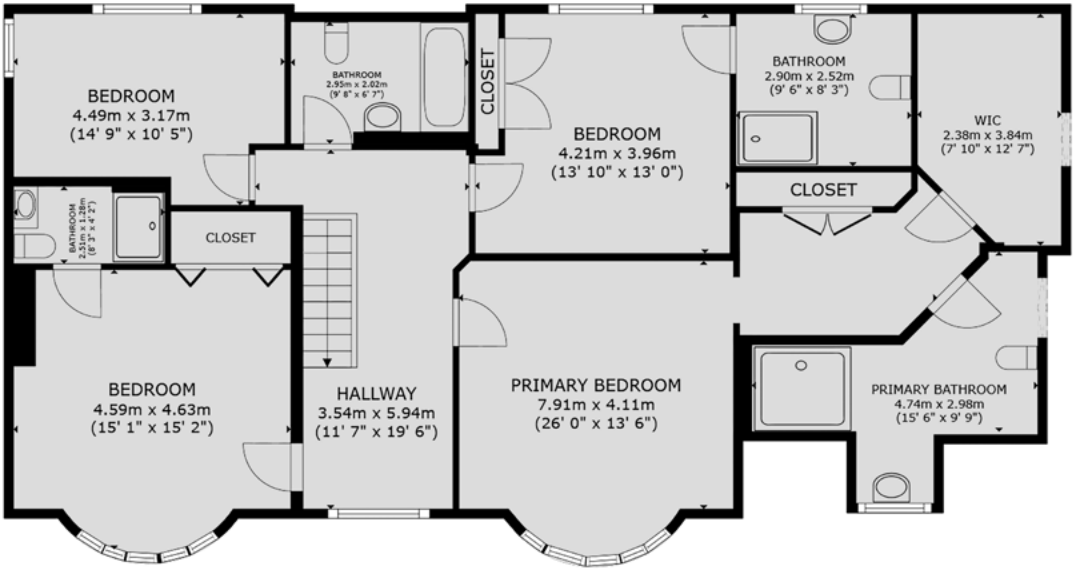
House:  
Ground Floor: 1,601 sq. ft / 149 m<sup>2</sup>  
First Floor: 1,487 sq. ft / 138 m<sup>2</sup>  
Garage: 257 sq. ft / 24 m<sup>2</sup>

Overall Total: 3,345 sq. ft / 311 m<sup>2</sup>

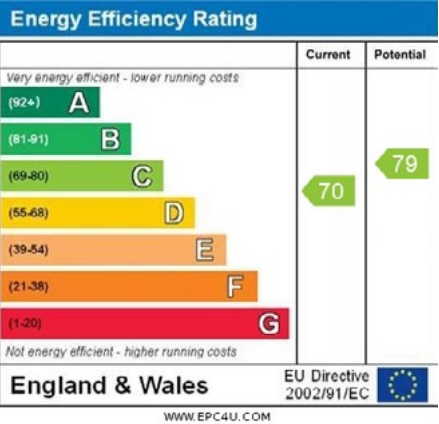
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR





# Summary

Canford Cliffs Avenue is a particularly sought after road in the area owing to its wide and leafy street scene, as well as its proximity to Canford Cliffs Village and the golden beaches of Sandbanks just beyond.

This detached family home is especially picturesque with a wide frontage to the road, a carriage driveway and a beautiful double fronted facade.

It extends to 3,345 square feet and is laid out over just two floors including four bedrooms, four bathrooms, two formal receptions, a stunning kitchen family room and an all important home office. The kitchen family room is the heart of the home with bi-fold doors opening out onto the sun trap garden which is laid to terracing and a level lawn as well as a summerhouse.

The principal bedroom suite includes a walk-through dressing room and en suite bathroom, whilst bedrooms two and three also benefit from en suites with bedroom four having use of the family bathroom. There is also an integral double garage. With many of the areas renowned amenities within easy reach, this is the picture perfect family home with substance and style in abundance.

# Details

Guide Price:	£1,495,000		
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	£93,250**	
	Additional Home	£168,000**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + Detached family home
- + Four bedrooms, four bathrooms
- + Extends to 3,345 square feet
- + Choice of receptions
- + Home office
- + Sun trap garden
- + Summerhouse
- + Carriage driveway
- + Quiet street scene
- + Set between Canford Cliffs and Penn Hill



# Our team



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