

Luxury+Prestige

STONERIDGE

35 CANFORD CLIFFS ROAD, CANFORD CLIFFS, POOLE, BH13 7AQ























TAKE A STEP INSIDE



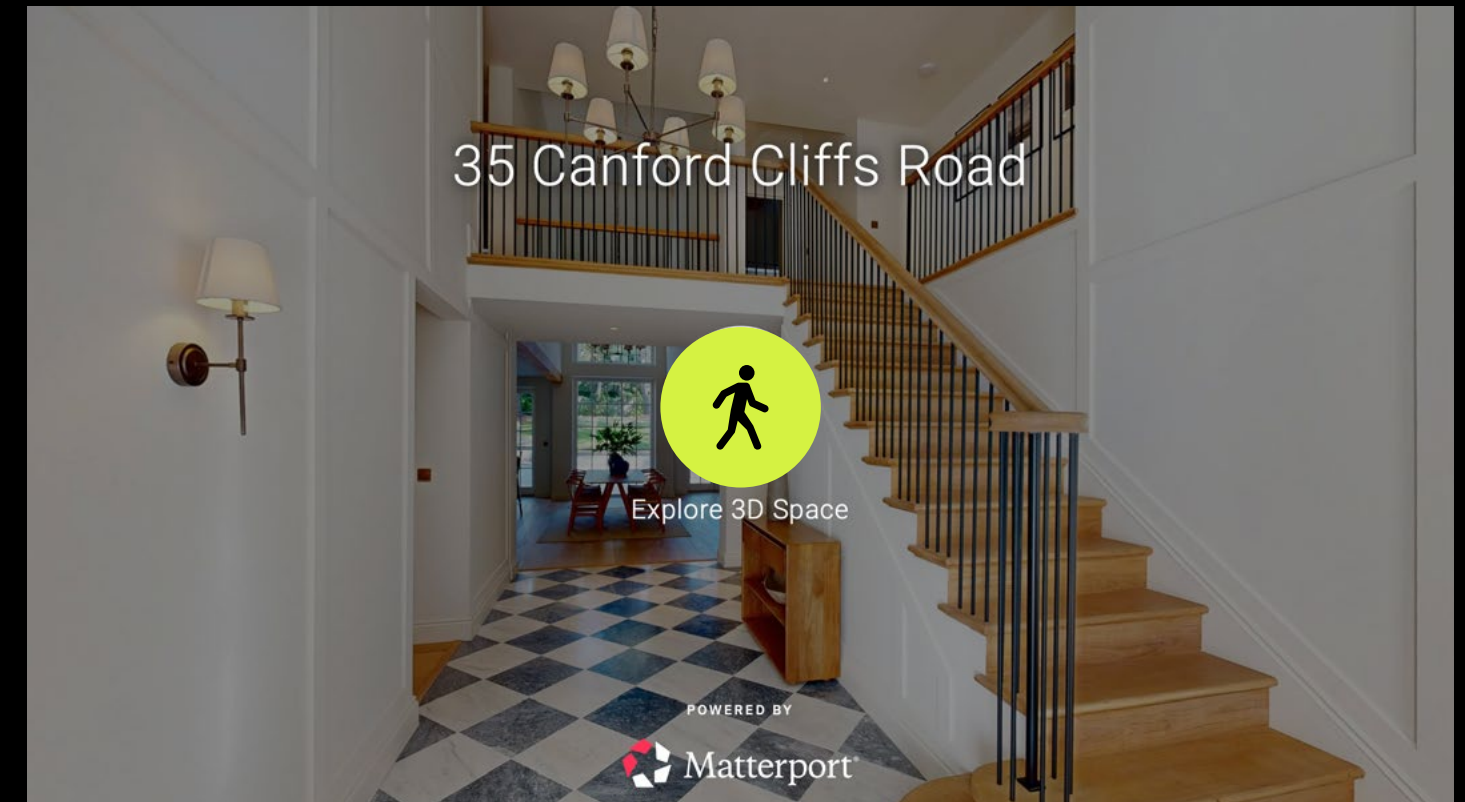
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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™

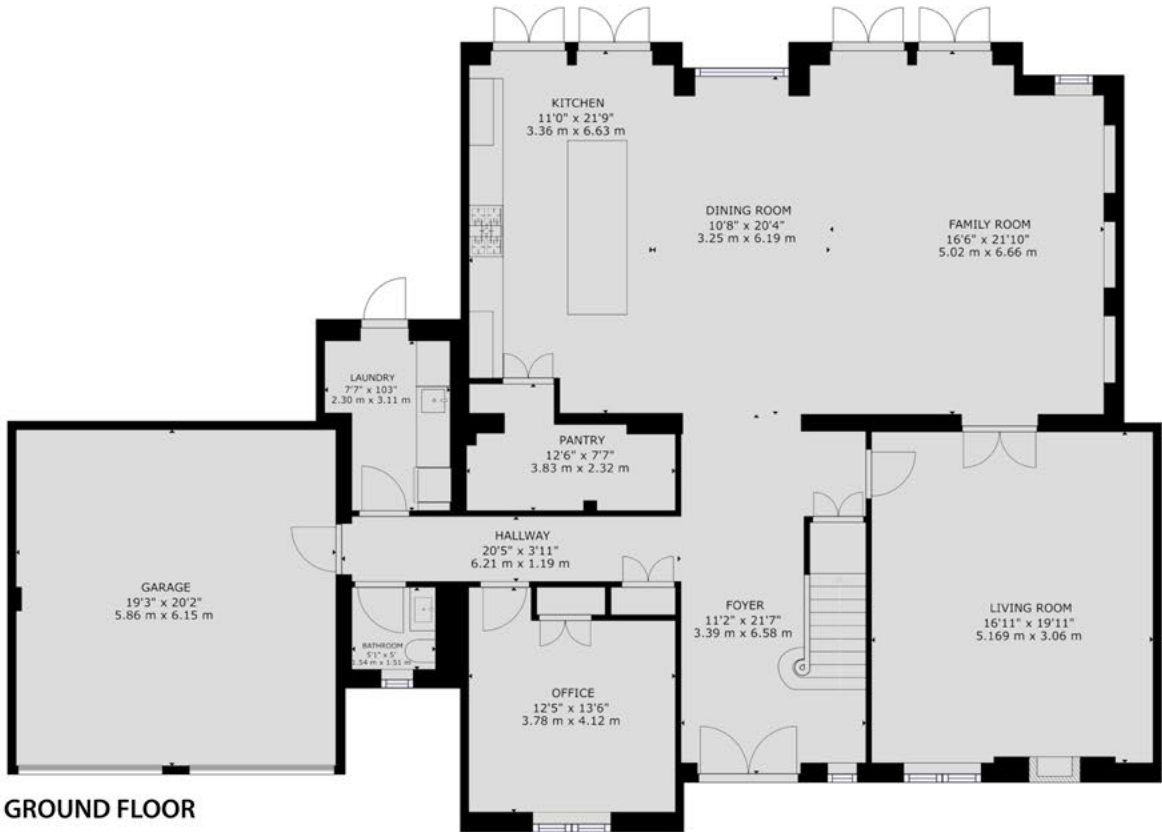
Floorplan

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

GROSS INTERNAL AREA

House:	
Ground Floor:	1,914 sq. ft / 178 m²
First Floor:	1,701 sq. ft / 158 m²
Garage:	388 sq. ft / 36 m²
Total:	4,003 sq. ft / 372 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Stoneridge is a newly completed project which has resulted in an especially stunning property with an exceptional decor and hugely impressive attention to detail throughout.

It extends to approximately 4,000 square feet arranged over just two floors and comprising five bedrooms, four bathrooms, an open plan kitchen lifestyle room, separate sitting, office and 6 metre double garage.

The galleried reception hall can't fail to make an impression with its panelled walls, tiled floor and oak stairs. It leads to the kitchen lifestyle room which features a bespoke hand painted kitchen complete with centre island, range and hidden pantry. The informal dining space is crowned with a double height vaulted ceiling and the cozy sitting area features oak panelled niches and shelving. French doors connect to the private sun terrace, a raised sun deck and the garden and grounds beyond.

The formal sitting room is an oasis of calm with fitted book cases and gallery lighting to accentuate the muted colour scheme. The home office is generously proportioned and the bedrooms upstairs offer true family accommodation. The principal suite also features a beautiful vaulted ceiling, walk through dressing and a sumptuous en suite bathroom.

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	£243,750**	
	Additional Home	£381,250**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2025/2026	£4,509.88pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Newly completed project
- + Beautiful architecture
- + Stunning decor
- + Five bedrooms, four bathrooms
- + Incredible open plan lifestyle room
- + Panelled reception hall
- + Vaulted ceilings
- + Hand painted kitchen with hidden pantry
- + Wonderful grounds
- + Six metre double garage

Our team



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