

Luxury+Prestige

TWO GABLES

9 NEWTON ROAD, CANFORD CLIFFS, POOLE, BH13 7EX























TAKE A STEP INSIDE



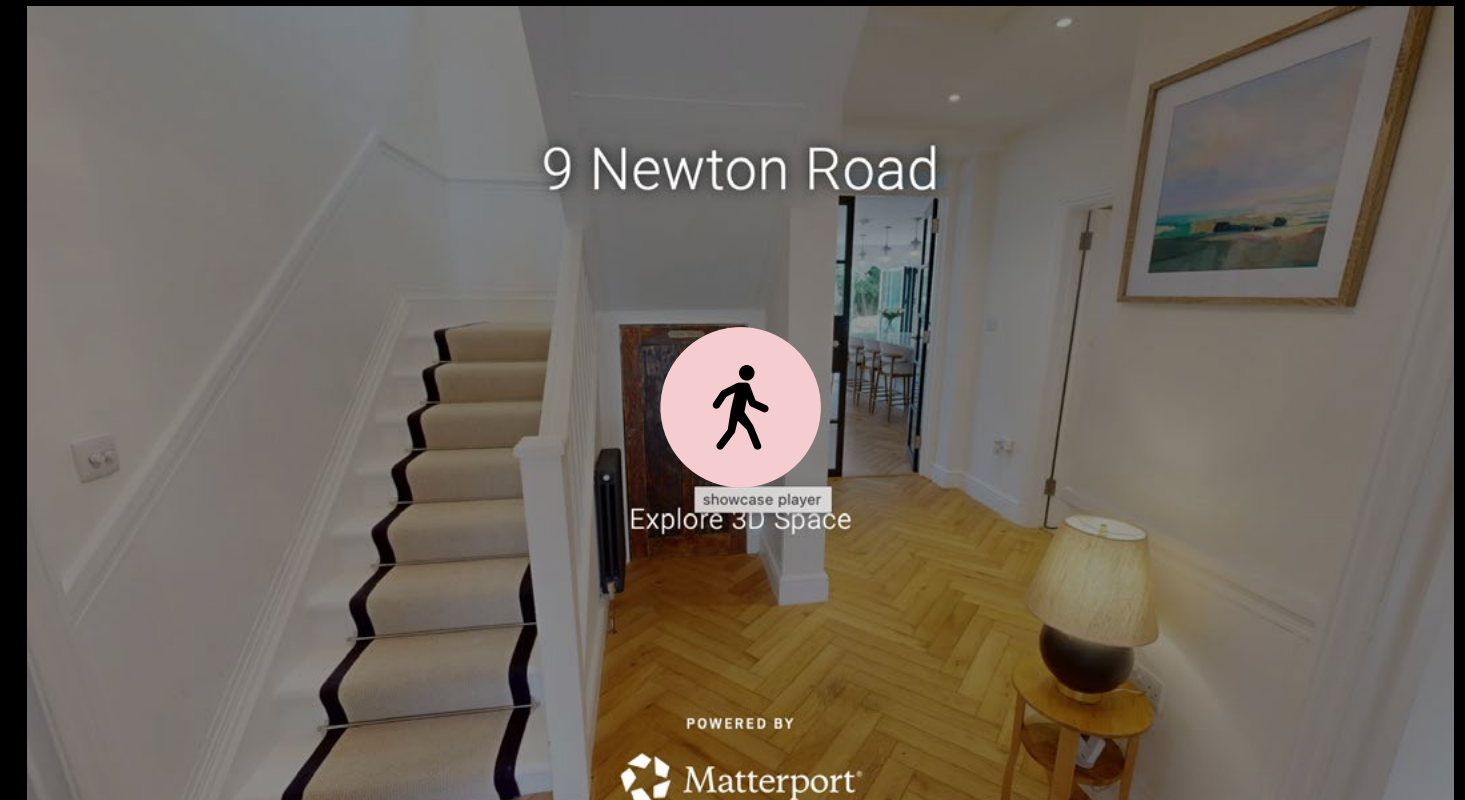
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

Matterport™

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.

Floorplan

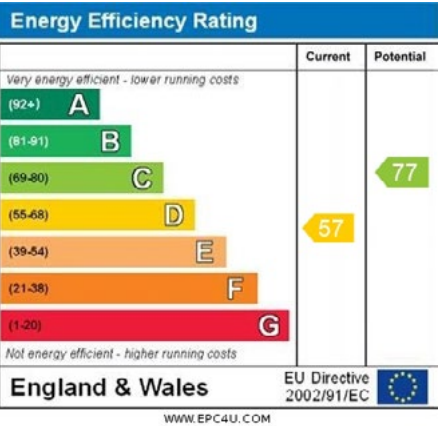
Two Gables, 9 Newton Road
Canford Cliffs, Poole, BH13 7EX

GROSS INTERNAL AREA

House:

Ground Floor:	1,989 sq. ft / 185 m ²
First Floor:	1,142 sq. ft / 106 m ²
Total:	3,130 sq. ft / 291 m ²

Sizes and dimensions are approximate, actual may vary.



Summary

Newton Road is an especially favoured location.

The street scene is leafy and spacious yet it is just a short and level walk from the shopping parade at Canford Cliffs Village. On the south side of the village there is access to some of the area's most beautiful beaches via Canford Cliffs Chine. Such a generous plot is rare so close to these amenities so this could be ideal as either a lifestyle or a family home.

This traditional home - aptly named due to its twin gables - has been beautifully extended, remodelled and enlarged by the current owners to a very high standard with a decor that is very stylish and a layout which is modern and versatile.

There are four / five bedrooms and four bathrooms (including one downstairs) and a choice of receptions but the star of the show is open plan kitchen family room which zones conveniently for kitchen, complete with centre island and breakfast bar, informal sitting and dining, the whole of which opens on to the impressive private sun terrace and the garden beyond.

As well as a superb level lawn there is a detached outbuilding / garage which is used as a combined guest suite facing the grounds. There is an impressive frontage and significant space for casual and guest parking.

Details

Guide Price:	£2,350,000
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 £195,750** Additional Home £313,250** ** 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

- + Newly remodelled and refurbished
- + Great lifestyle location
- + Convenient for shops and chine beyond
- + Large level plot
- + Beautiful garden
- + Four / five bedrooms / four bathrooms
- + Wonderful open plan lifestyle room
- + Choice of receptions
- + Guest outbuilding
- + Exceptional parking

Our team



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