



7 Oratory Gardens

Canford Cliffs, Poole, Dorset, BH13 7HJ



£2,500,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk



7 ORATORY GARDENS

CANFORD CLIFFS

Please click on the image above to view our short video introduction to this property.



The plot is level and extends to 0.56 acres (approx).





The stunning contemporary design is perfect for indoor / outdoor living.



The double height entrance hall makes quite a statement.



The huge open plan living space brings the outside in with floor to ceiling glass.

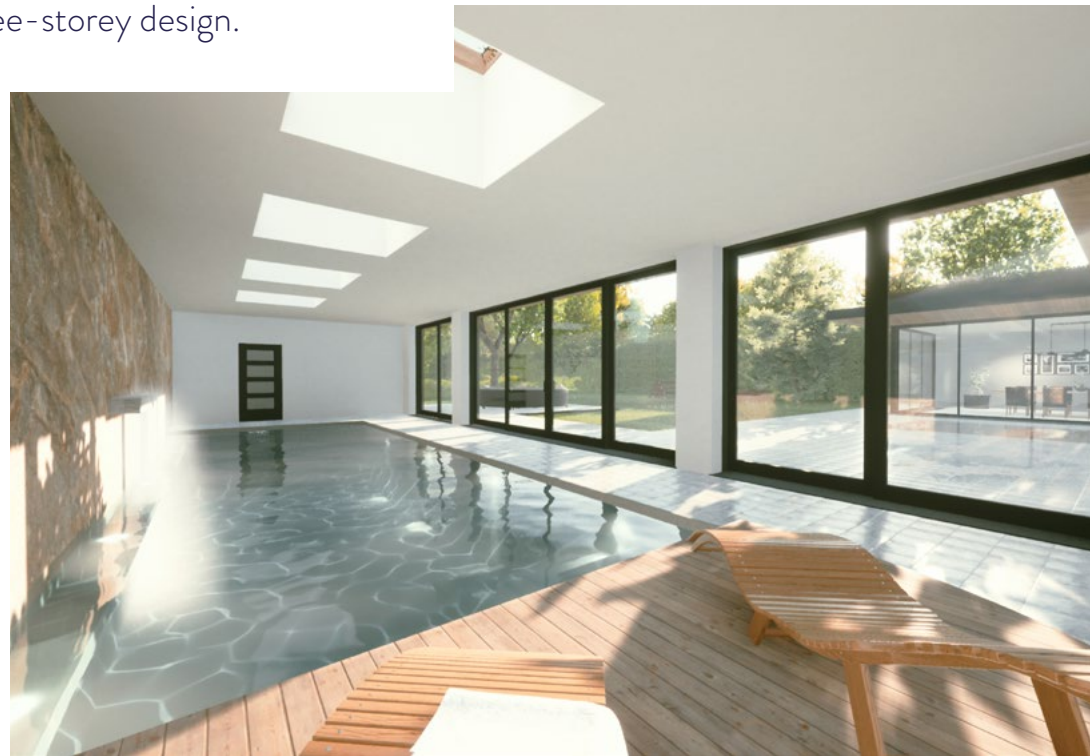
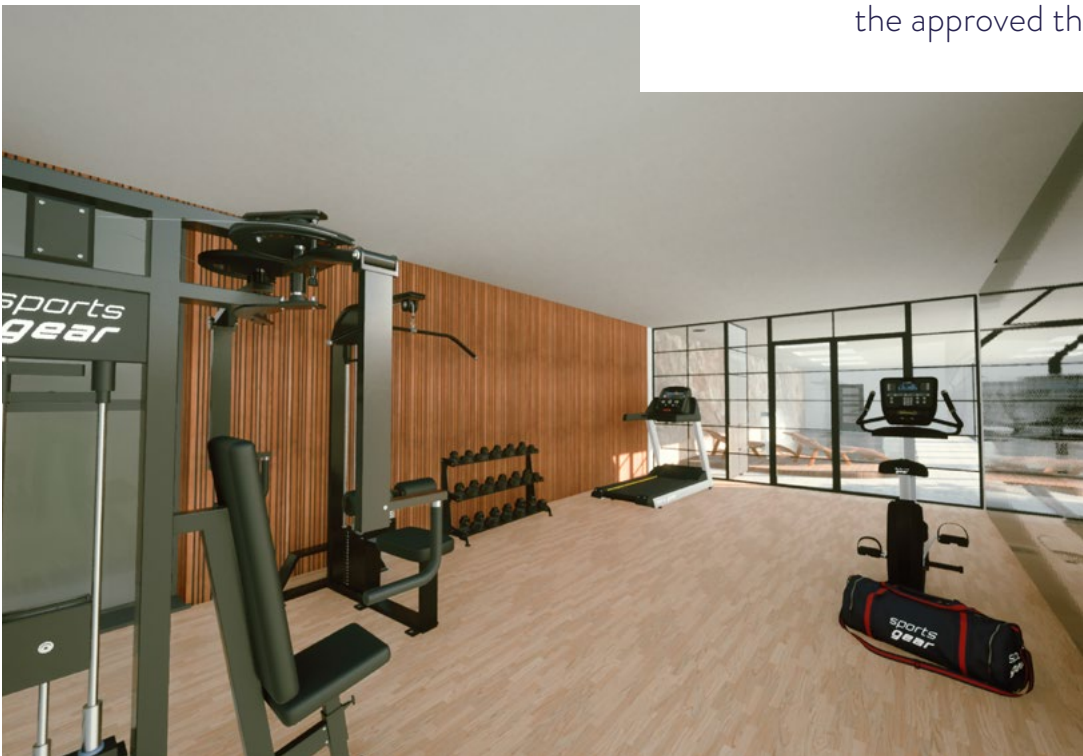


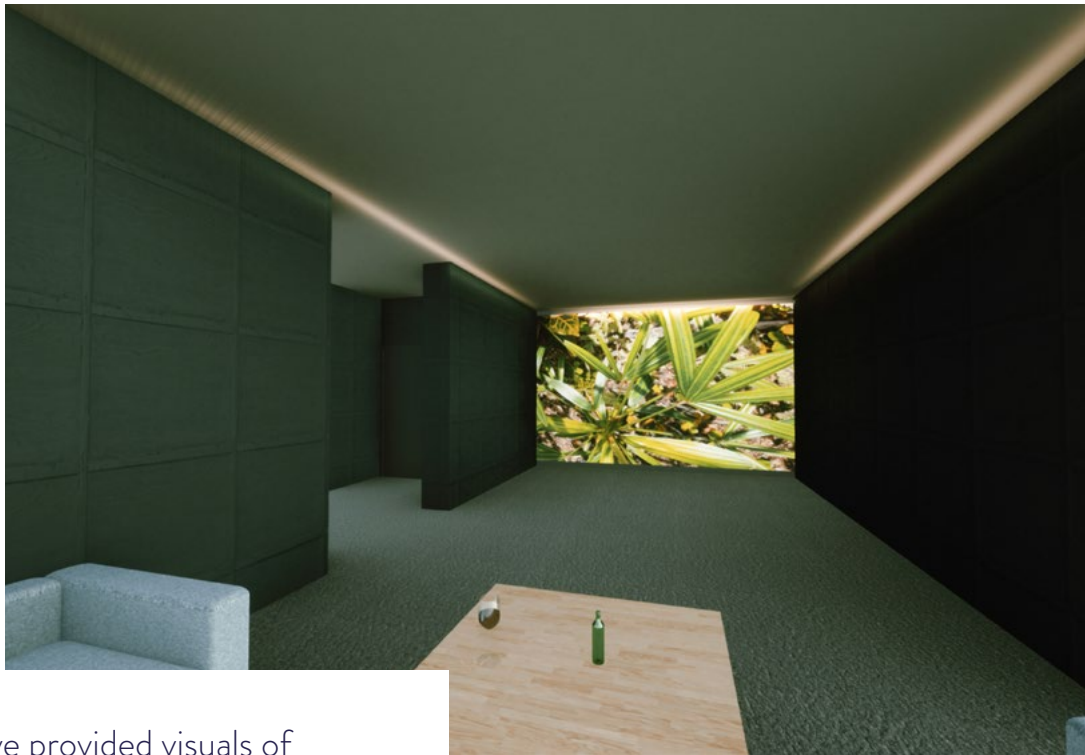
Architects Asplan have provided visuals of the approved three-storey design.





Architects Asplan have provided visuals of the approved three-storey design.





Architects Asplan have provided visuals of the approved three-storey design.



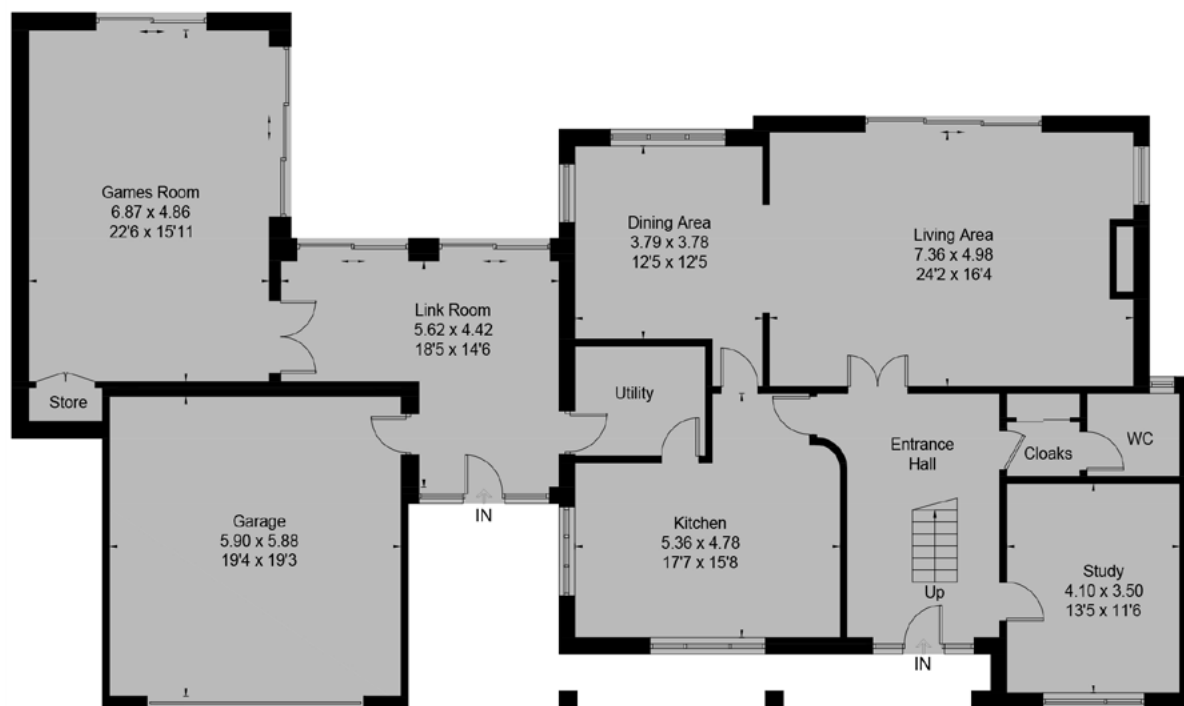


This could be the perfect opportunity to construct one of the areas finest homes.

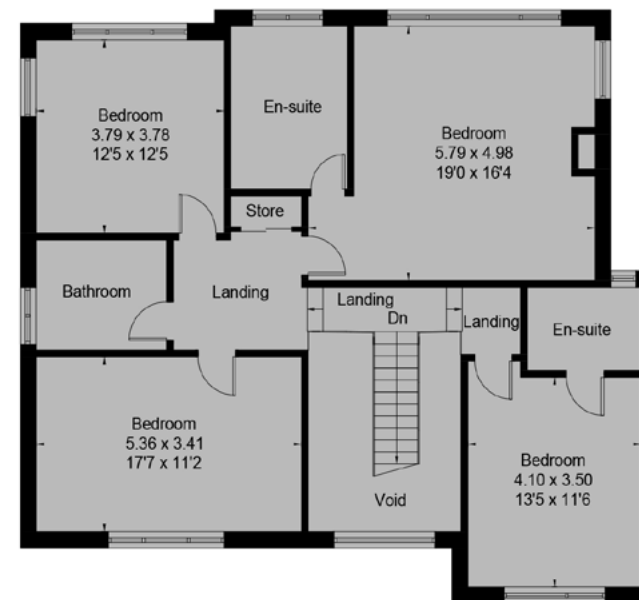
Floorplan: Existing Dwelling

7 Oratory Gardens, Canford Cliffs, Poole, BH13 7HJ

Approximate Floor Area = 321.5 sq m / 3460 sq ft
(Including Garage / Excluding Void)



Ground Floor



First Floor

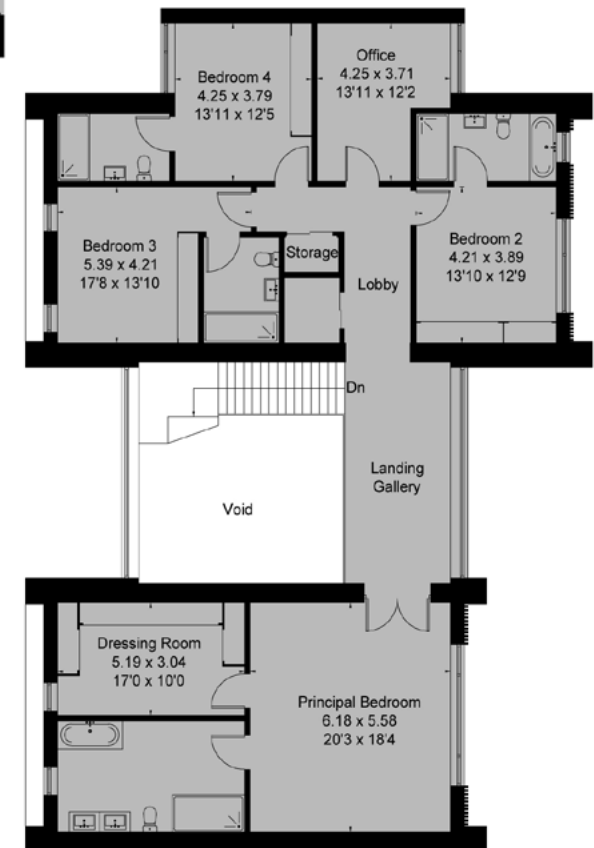
Floorplan: Approved Two-Storey Dwelling

7 Oratory Gardens, Canford Cliffs, Poole, BH13 7HJ

Approximate Floor Area = 671.6 sq m / 7229 sq ft
(Including Garage / Excluding Void)



Ground Floor

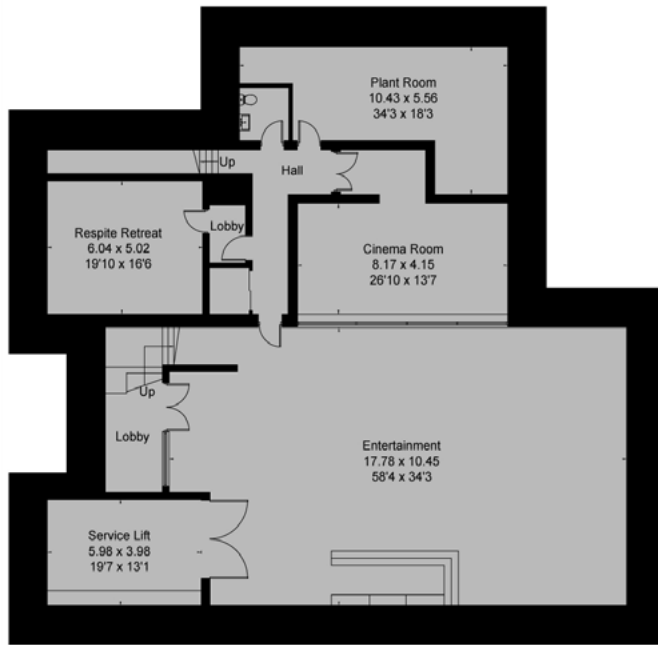


First Floor

Floorplan: Approved Three-Storey Dwelling

7 Oratory Gardens, Canford Cliffs, Poole, BH13 7HJ

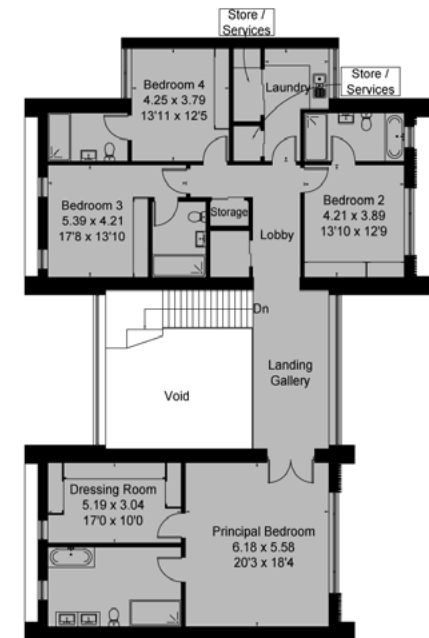
Approximate Floor Area = 1089.8 sq m / 11,730 sq ft
(Including Garage / Excluding Void)



Basement



Ground Floor



First Floor

Summary

Oratory Gardens is in a wonderful location. It is just a short walk from shops and restaurants and convenient for a choice of two beaches at either Branksome Chine or Canford Cliffs Chine. A significant proportion of homes in the road will be new or nearly new - the recent redevelopments reflecting its broad appeal and the wide and spacious plots offer many of the benefits of living in Branksome Park, combined with the convenience of living in Canford Cliffs.

This particular plot is one of the very few levels plots in Oratory Gardens and it is well orientated for the sun. It benefits from an impressive frontage to the road and the plot size is just over half an acre, with very little woodland. This makes it an ideal blank canvass and the current owner has obtained two significant planning consents for replacement dwellings; one on two storeys extending to circa 7,200 square feet, the other over three storeys and potentially approaching 12,000 square feet.

The designs by Asplan Associates incorporate four luxurious bedrooms each with en suite facilities, 60' open plan kitchen family rooms, cinemas, gymnasiums and indoor pool complexes. Either of the two designs to be implemented will be spectacular and unique within the area.

- Planning permission granted
- Two storey scheme circa 7,000 square feet
- Three storey scheme circa 11,500 square feet
- Stunning level plot
- Over half an acre
- Convenient for two local beaches
- Less than 0.5 miles to shops
- Stunning contemporary designs
- Very popular location
- No forward chain

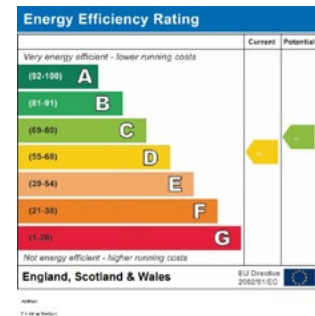
Guide Price: £2,500,000

Tenure: Freehold

Stamp Duty: Main Home £211,250*
Additional Home £286,250*
(*based on guide price)

Council Tax: Band H
(2023/2024 £4,096.48)

EPC:



01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk



LUXURY &
PRESTIGE
Exclusive Properties



Steve Isaacs

07970 878106

steve@luxuryandprestige.co.uk



Harriet Towing

07809 908718

harriet@luxuryandprestige.co.uk



Asia Robertson

01202 007373

asia@luxuryandprestige.co.uk



Ryan Horan

07512 196688

ryan@luxuryandprestige.co.uk



David Chissell

07795 835647

david@luxuryandprestige.co.uk



Adrianna Cierieszko

01202 007373

adrianna@luxuryandprestige.co.uk



Joanna Miller

07902 340687

jo@luxuryandprestige.co.uk



Jo Bound

01202 007373

jbound@luxuryandprestige.co.uk

Get in touch

In person: We are located at
28A Haven Road,
Canford Cliffs,
Poole, BH13 7LP.
We would love to see you
for a cup of tea or coffee.

By phone: 01202 007373

By email: info@luxuryandprestige.co.uk

Property ref: 0893



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.