



NEWTON ROAD, CANFORD CLIFFS
GUIDE PRICE £4,500,000



NEWTON ROAD

CANFORD CLIFFS, BH13

- Extraordinary super home with unrivalled level of specification
- Cutting-edge property with EPC rating A
- Open plan living area perfect for family and entertaining
- Exceptional principal suite with balcony, a walk in dressing room and luxurious en-suite
- Level garden with artificial grass and garden room fitted with a kitchen and shower room
- Pinnacle of coastal living 0.5 miles to Canford Cliffs beach
- Over 6,100 square feet of living space
- Luxurious kitchen with top-of-the-line appliances
- Four additional double bedrooms with en-suite bathrooms
- 7 years building warranty

Welcome to this extraordinary super home, boasting an unrivalled level of specification that surpasses all expectations. A meticulously crafted residence that is ideally situated just a five-minute walk away from Canford Cliffs beach. The cutting-edge property showcases the latest advancements in technology, having been awarded EPC rating A! This is the pinnacle of coastal living.

Situated on a level plot of approximately 0.4 acres, this home offers over 6,100 square feet of living space. The attention to detail is evident from the moment you step inside, with a stunning black glass front door that exudes elegance. The spectacular atrium flooded with natural light creates a sense of grandeur upon entering.



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GROUND FLOOR OPEN PLAN LIVING

The open plan living area, spanning over an impressive 1000sqft, is perfect for both family living and entertaining guests. The kitchen is a dream, fitted with top-of-the-line appliances from Siemens and Liebherr. The luxurious Dekton kitchen island worktop, along with the Sensa Black Beauty Granite breakfast bar and splash back, are such beautiful features.

The finger touch opening Liebherr wine fridge, capable of holding up to 56 bottles, is just one of the many features that make this house ideal for entertaining.

There is a separate lounge with a sliding pocket door that is tucked away adjacent to the open plan living area.

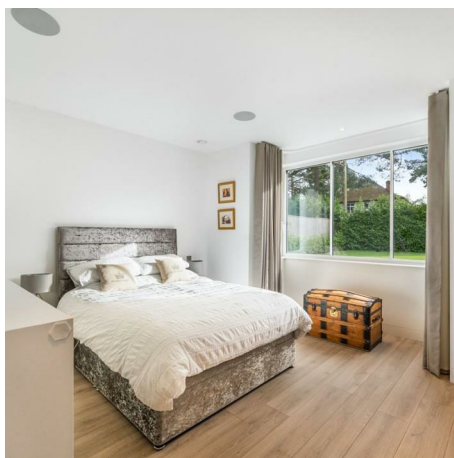
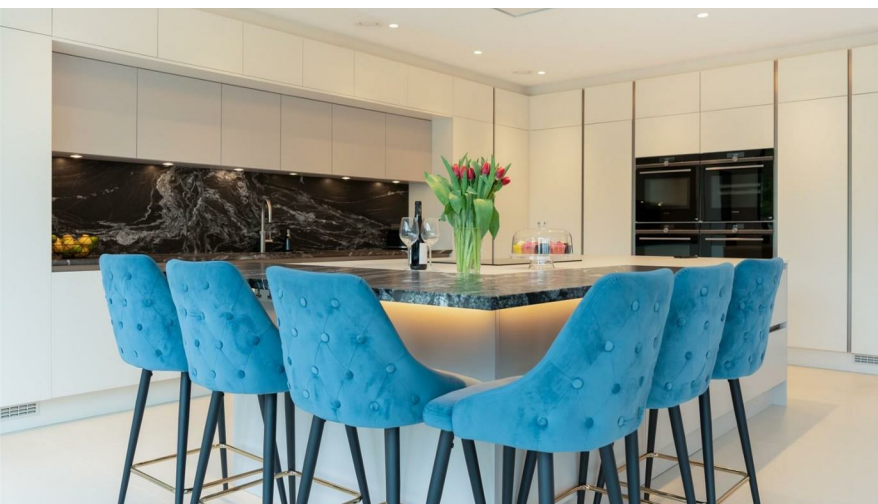


GROUND FLOOR FURTHER ACCOMMODATION

On the ground floor there is also a large study for those who work from home, a double bedroom with a luxurious en-suite bathroom, a good-sized laundry room, stylish WC and a secure garage.

The oak floating stairs leading to the first floor are a standout feature, adding to the impeccable details throughout the home.

The use of windows throughout the home creates a light and airy environment, seamlessly connecting the indoor and outdoor spaces. The Austrian triple glazed window system provides exceptional energy efficiency, contributing to the home's impressive EPC rating A. Additionally, the property utilises Insulated Concrete Forms (ICF) and a 33-panel solar system to further enhance energy efficiency and lower energy costs.



FIRST FLOOR

A standout feature of the home is the exceptional principal suite which boasts a stunning balcony overlooking the garden. It also includes a dreamy walk-in dressing room with ample space for your clothing collection. The en-suite is equipped with luxurious features such as a sunken bath, TV, walk-in shower with a rainwater shower head, porcelain marble tiling, and a Vitra smart bidet toilet with wash and dry facilities, along with a heated seat.

The first floor offers three additional double bedrooms, each with its own beautifully designed en-suite bathroom. There is also a useful utility room on this floor.

TOP FLOOR

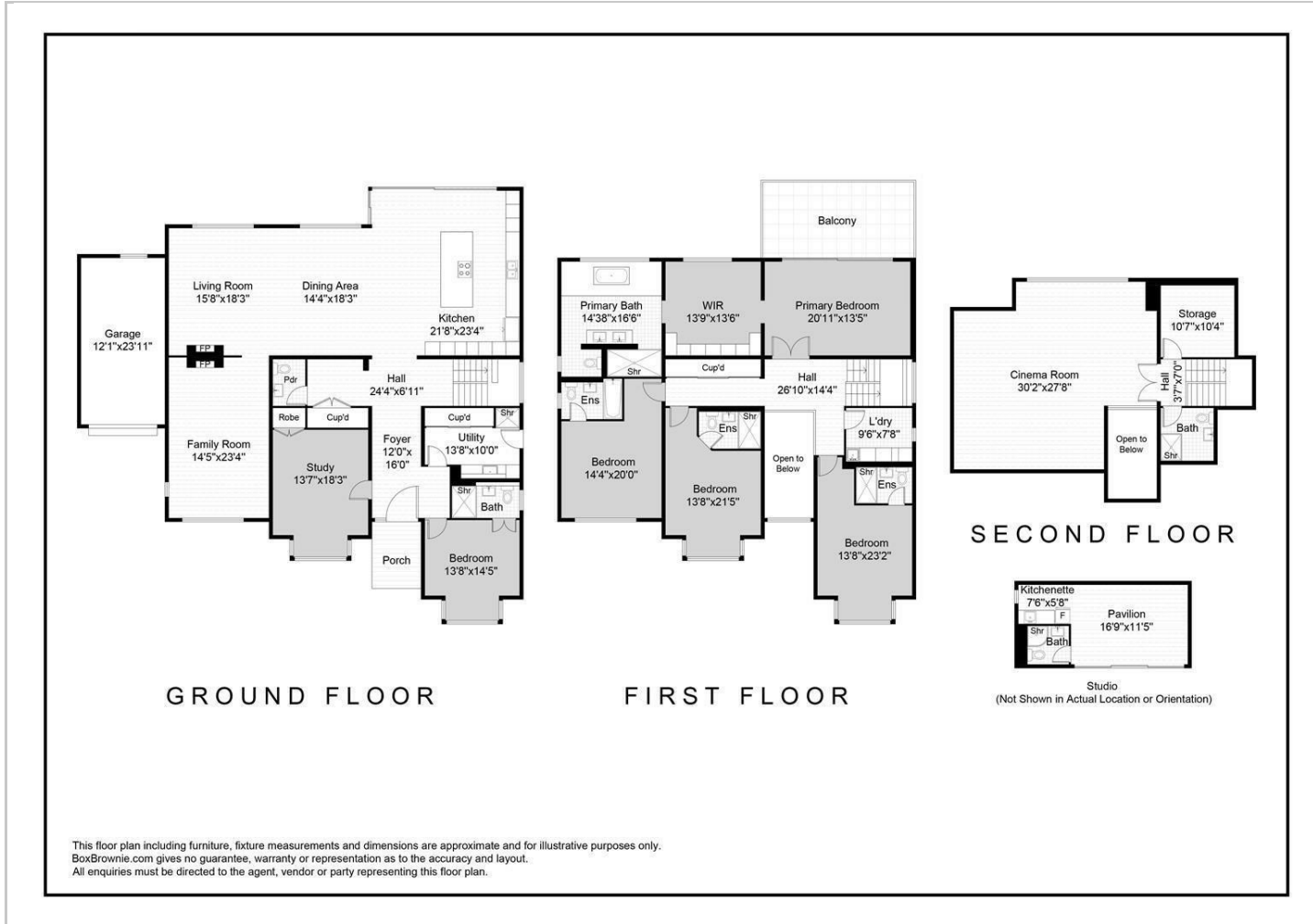
On the top floor there is a further spacious room that is currently being utilised as a cinema room with well-designed storage cupboards and a shower room.



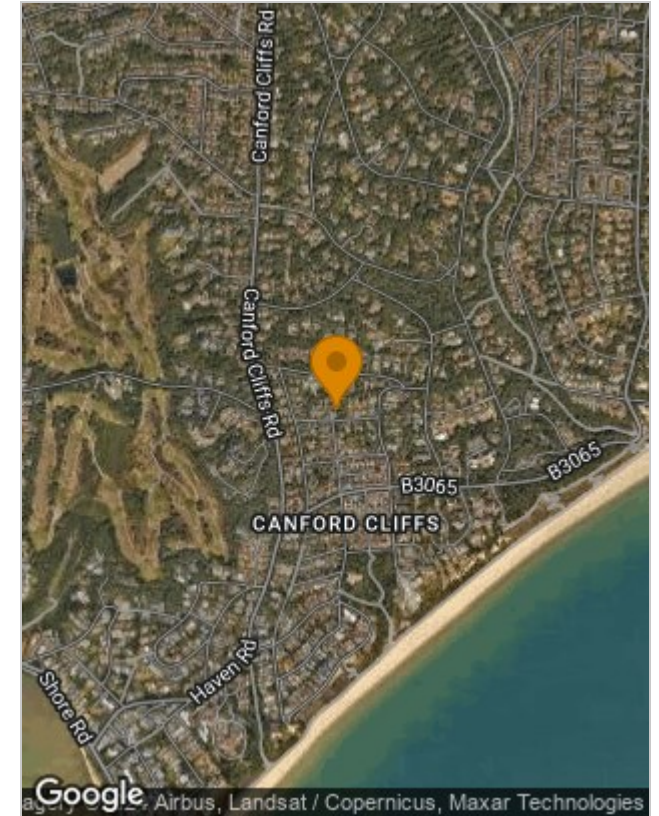
Outside, the level garden with manicured artificial grass offers a sun trap and a peaceful, private retreat. A garden room equipped with underfloor heating, TV socket, Internet, kitchen, and shower room adds convenience and versatility to the outdoor space. With three floors of luxury living, an exemplary garden space, gated driveway with a garage, secure driveway parking, and a short stroll to the world-famous blue flag beaches, this property offers an unbeatable lifestyle.

Canford Cliffs village and the renowned Sandbanks Peninsula with its award-winning restaurants and exciting water sports activities are just moments away. Don't miss the opportunity to own this exceptional super home in the most sought-after location.

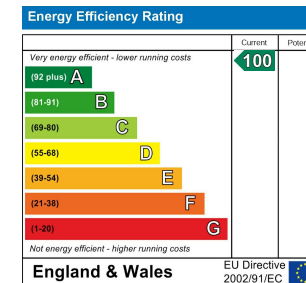
FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.