



1 Newton Road, Canford Cliffs, Poole BH13 7EX
£2,250,000 Freehold





Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

A stunning Traditional Style family home, which has been lovingly finished to an exceptional standard, with the finest attention to detail both internally, and externally. Extending to approximately 2,710 sqt ft.

The property is situated in a quiet road within the heart of Canford Cliffs and is only a short walk from the Village itself and the award winning Blue Flag Beaches. Set on a large and level plot and approached via electronic gates giving a great deal of privacy and security whilst being close to the local amenities.

Upon entering the property you are welcomed by a galleried reception hall with vaulted ceiling, bespoke oak staircase and herringbone flooring offering access to all principle rooms. The accommodation is versatile with downstairs comprising of a large kitchen/ day room, the units are carefully handmade with solid wood, a generous central island and built-in appliances. This room is spacious and runs the length of the house offering triple aspect and access onto the garden via double doors and separate utility room. The living room is well appointed, luxury carpet and a bay window with views onto the garden, There is also a downstairs bedroom and a shower/cloakroom.

Upstairs, the master suite is a particular feature of the property with dressing room, walk-in wardrobe and an impressive ensuite bathroom. There are a further two double bedrooms each with en suit shower rooms and one benefitting from a walk-in wardrobe.

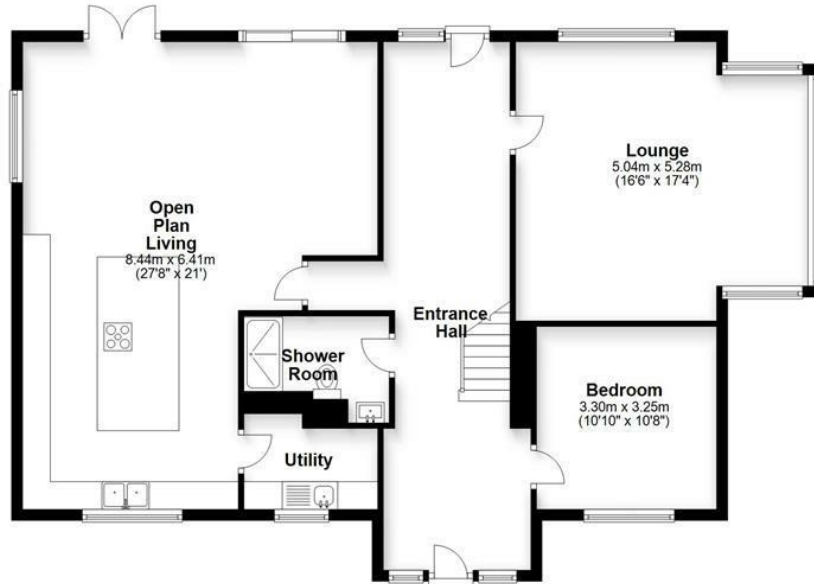
To the rear of the property is a self contained annex with shower room.

The beautifully maintained south facing garden is level and private complete with heated pool and several patio areas making it an excellent area for entertaining.

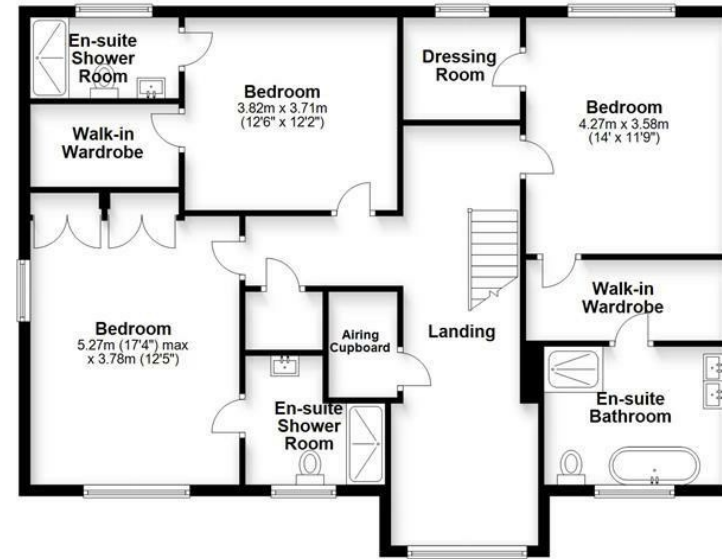
Via a large driveway there is parking for several vehicles situated at the rear.



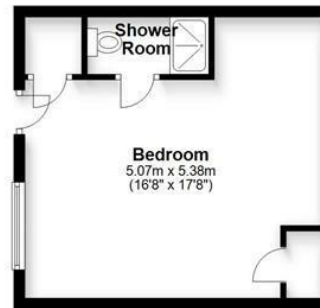
Ground Floor
Approx. 114.9 sq. metres (1236.7 sq. feet)



First Floor
Approx. 109.6 sq. metres (1179.4 sq. feet)



Outbuilding
Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 251.7 sq. metres (2709.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|--|
| Very energy efficient - lower running costs | | | |
| (92-100) A | (81-91) B | (69-80) C | (55-65) D |
| (45-54) E | (35-44) F | (21-30) G | (1-20) Not energy efficient - higher running costs |
| 74 | | 47 | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-----------|-------------------------|--|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | (81-91) B | (69-80) C | (55-65) D |
| (45-54) E | (35-44) F | (21-30) G | (1-20) Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | |