



11

Newton Road, Canford Cliffs, BH13 7EX

£4,500,000



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



11

Newton Road, Canford Cliffs, BH13 7EX

**\*\*PROBABLY THE BEST HOUSE IN CANFORD CLIFFS\*\***

- SUBSTANTIAL DETACHED NEW HOME
- IN THE HEART OF CANFORD CLIFFS
- SHORT WALK TO VILLAGE AND BEACHES
- 7 YEARS BUILDING WARRANTY
- SITS ON 0.4 ACRE PLOT
- HUGE OPEN PLAN LIVING
- OVER 6,100 SQUARE FEET
- SPECTACULAR GARDEN
- DETACHED PAVILION
- EPC RATING A

Local Authority Poole, Tax Band H, Tenure: Freehold



## Property Comprises

This stunning newly constructed home is situated in a quiet road within the heart of Canford Cliffs Village and is just a short walk from the areas best beaches. The property has been thoughtfully designed for the current owners, with every detail carefully considered to create the perfect family home. The cutting-edge technology used sets it apart from others in the area. The use of ICF construction provides exceptional thermal insulation, ensuring a comfortable and energy-efficient living environment. The home also features programmable lighting, allowing you to set the perfect ambiance for any occasion. The air source pump and solar system further enhance the energy efficiency of this home.

This uplifting property sits on a remarkable level plot of approximately 0.4 acres, with over 6,100 square feet of living space. The spacious open plan kitchen and family area is the heart of the home, featuring a luxurious kitchen with Dekton stone tops and top-of-the-line appliances with multiple living zones. Also on the ground floor is a guest bedroom with an en suite bathroom, perfect for visiting family and friends and fully fitted home office, giving ample space for relaxation and work.

Upstairs, there are a further four double bedrooms each with dedicated en suite bathrooms, the primary bedroom is a particular feature of the property with a walk through dressing room and private balcony enjoying views over the rear garden making it a true retreat.

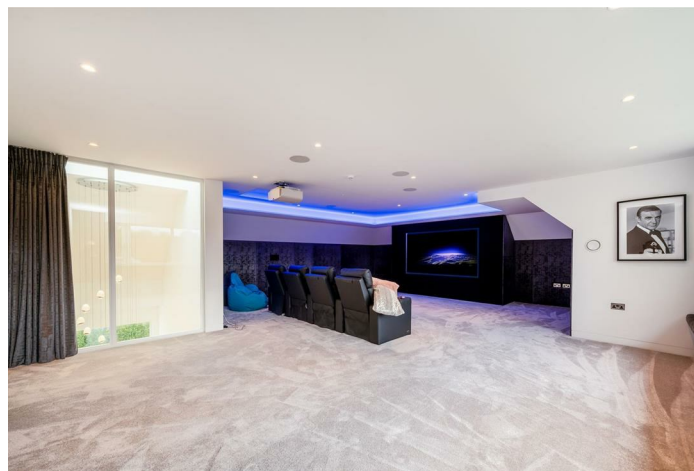
For even more entertainment space, head up to the top floor recreation room, currently being used as a home cinema, there is also a bathroom and ample storage to this level.

Set behind electric gates externally this home also boasts a spacious driveway offering ample off road parking, a large garage with car charging points and a stunning garden with a pavilion. The pavilion includes a kitchenette and en suite shower room, making it the perfect place to relax and entertain outdoors.

Overall, this wonderful, newly constructed home offers the perfect blend of modern design, cutting-edge technology, and luxurious living.

## Canford Cliffs

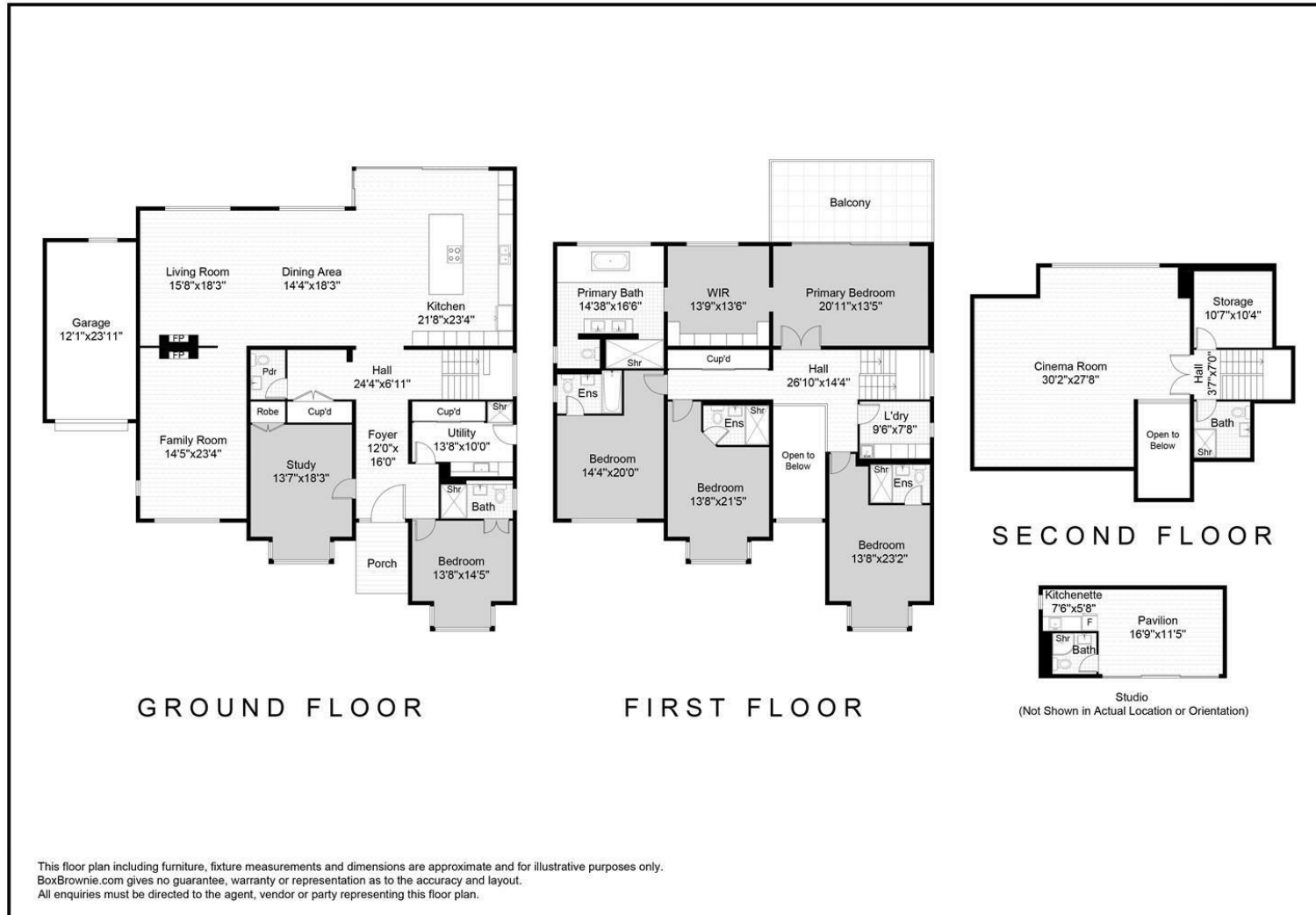






Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula 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.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

