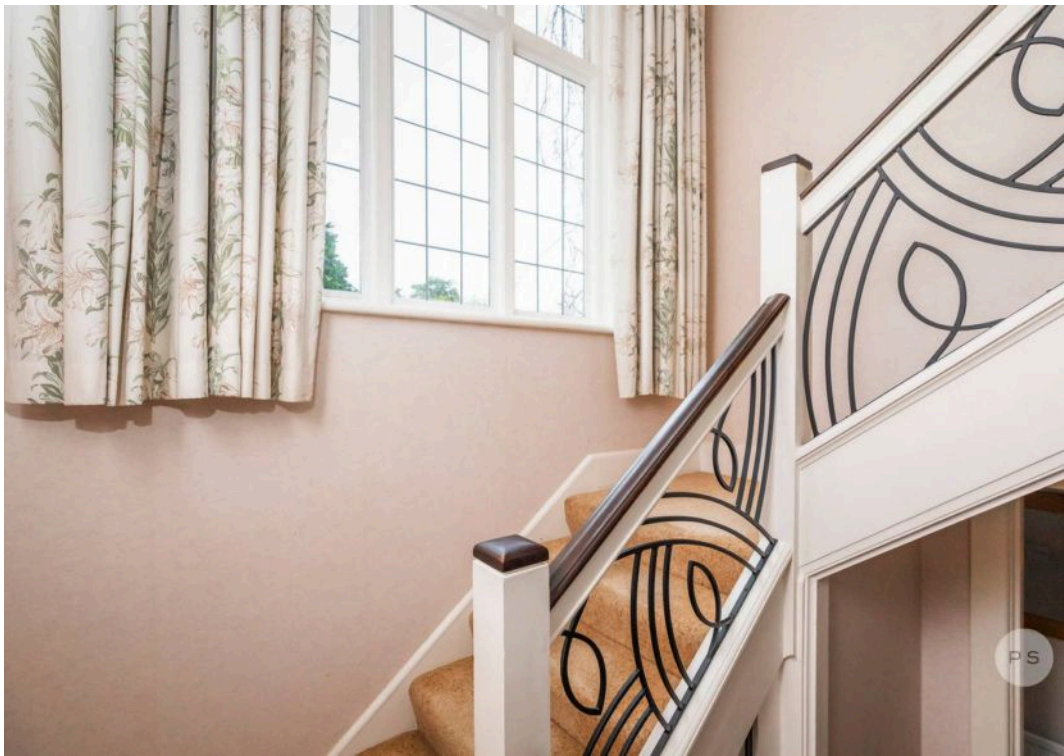


PS

100 Canford Cliffs Road, Canford Cliffs, Poole - BH13 7AE

In Excess of £1,300,000

PS



100 Canford Cliffs Road

Canford Cliffs, Poole

Set on a generous half-acre plot in the prestigious Canford Cliffs area, this substantial five-bedroom detached character home offers space, privacy, and flexibility in one of the South Coast's most sought-after locations. Coming to the market for the first time in over 35 years and offered with no forward chain, it presents a rare opportunity for family living or future development (STPP).

- 4 Double bedroom & a single /office room
- Large kitchen/dining/day room
- Three bath/shower rooms
- Large south/west facing garden
- Gated driveway leading
- Two single garages
- No forward chain
- Total Area: 255sq.m / 2,753 sq.ft
- Freehold
- Council Tax Band G: £3579.59
- EPC Rating: C



A gated entrance and sweeping driveway lead to the home, where period charm meets generous proportions. The double aspect lounge features solid wood flooring, built-in storage, a feature fireplace, and French doors opening onto the rear garden. A separate dining/playroom overlooks the front drive, while the heart of the home lies in the spacious kitchen/dining/day room, designed for modern living and entertaining. A large utility room provides direct access to one of the garages.

Upstairs, five well-proportioned bedrooms include two with en-suite shower rooms, and three served by a stylish family bath/shower room. The boarded loft provides ample storage and potential for extension (subject to planning).

The rear garden is arranged into distinct zones, including a large entertaining terrace, level lawn, and a hidden garden featuring a children's treehouse, sheds, and a vegetable patch, ideal for families or gardening enthusiasts.

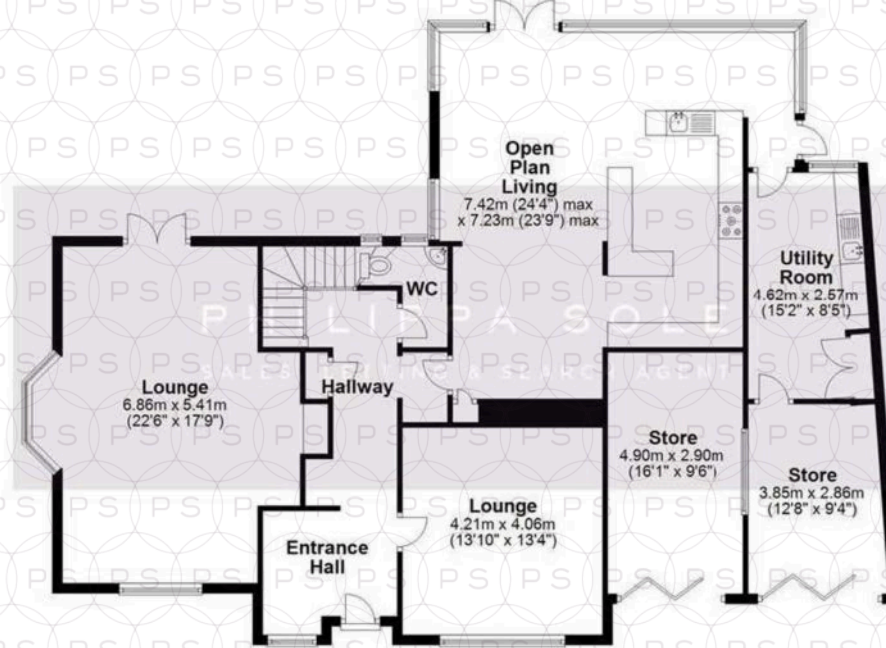
Location

Located just moments from Sandbanks beach and Poole Harbour, the home is also within walking distance of Canford Cliffs Village, with its boutique shops, deli, wine bars, and popular eateries like The Canford and The Cliff. The nearby Harbour Heights Hotel offers panoramic views and relaxed dining. Excellent transport links, including rail services from Parkstone and Poole, connect to London Waterloo in approximately two hours, making this an ideal blend of coastal living and city accessibility.



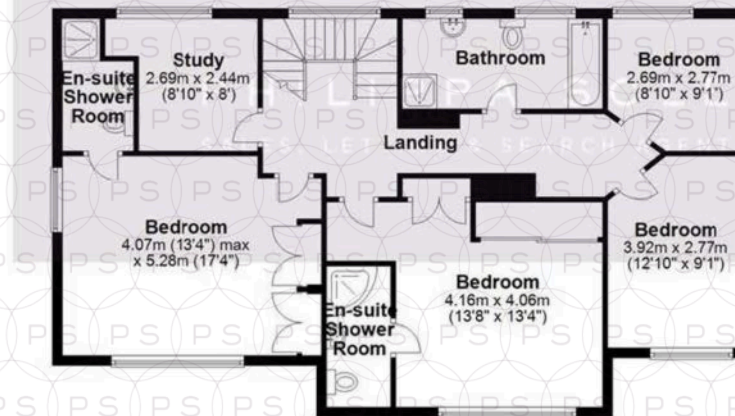
Ground Floor

Approx. 155.7 sq. metres (1676.3 sq. feet)



First Floor

Approx. 100.1 sq. metres (1077.2 sq. feet)



Total Area: approx. 255.8 sq. meters (2753.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept to responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5cm/3inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas.



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