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5 Cliff Drive, Canford Cliffs, Poole, BH13 7JD

£2,850,000







## 5 Cliff Drive

### Poole

Set just 100 meters from the cliff top in one of the area's most desirable coastal spots, this impressive and architecturally striking home offers an exceptional blend of luxury living and prime positioning. Thoughtfully designed and beautifully appointed, the property delivers generous proportions, high-spec finishes, and seamless access to both the beach and the lifestyle amenities of Canford Cliffs.

Nestled behind electric gates the home is introduced via a small loggia that opens into a truly impressive galleried reception hall, which could also function as a dining hall. This space is flooded with light from an overhead atrium and framed by a bespoke staircase, feature planters, and high ceilings that set the tone for the rest of the house.

- Set just 100m from the cliff top and beaches
- 4 bedrooms, 3 bathrooms (2 ensuite)
- Impressive galleried reception hall with atrium
- Vaulted-ceiling sitting room with bi-fold doors to terrace
- Bespoke Handmade kitchen with high end appliances
- Luxurious principal suite, balcony and dressing room
- Landscaped private garden with sun terrace and level lawn
- Spacious integral triple garage
- Secure electric gates and second private driveway
- Moments from Canford Cliffs village
- Approx. 4,811 sq.ft.
- Council Tax band H: £4509.88

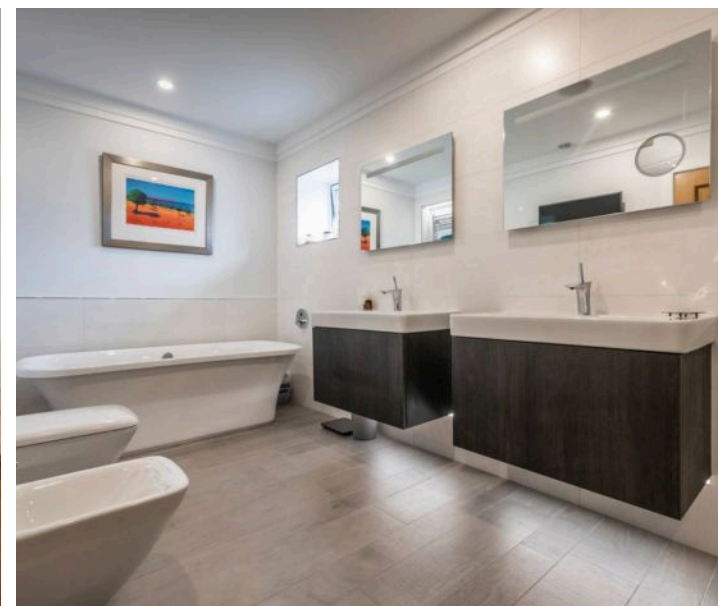
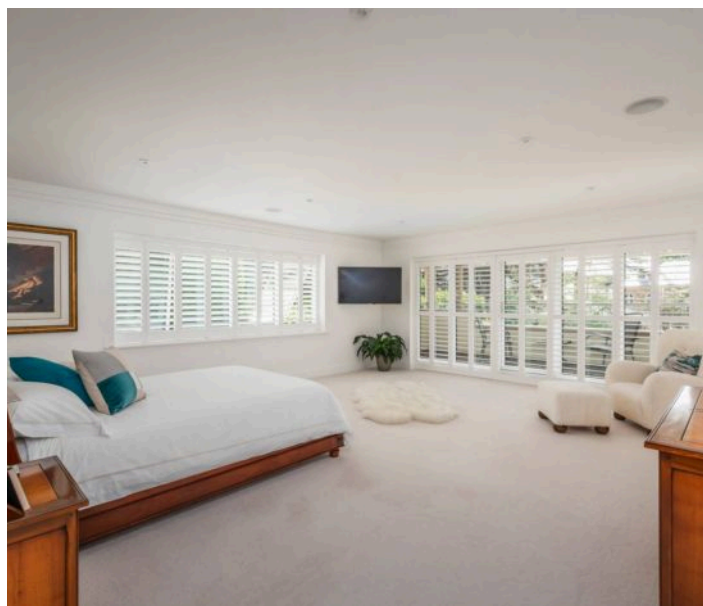


The layout flows into a range of reception rooms offering flexible living options, including a formal sitting room with vaulted ceilings, bi-fold doors to the terrace, and a contemporary flame-effect fire. A separate study or family room features custom-fitted furniture by Conquest, adding to the sense of tailored craftsmanship throughout. The recently fitted bespoke hand made kitchen/breakfast room, complimented by quartz worktops and featuring a range of high end appliances including a Fisher & Paykel fridge freezer and self ventilating induction hob set with in the large sociable central island ideal for more casual dining.

Upstairs, the master suite is particularly impressive with its own private decked balcony supported by stone pilasters, a spacious walk-in dressing room, and a luxury ensuite complete with twin basins, a walk-in shower, and a bath. The guest bedrooms are generously sized and well appointed, bedroom two benefits from an ensuite, while bedrooms three and four share a stylish family bathroom. Additional luxury specifications include underfloor gas central heating via concrete floors, Lutron lighting in selected zones, an integrated ceiling audio system, and powder-coated aluminium windows.

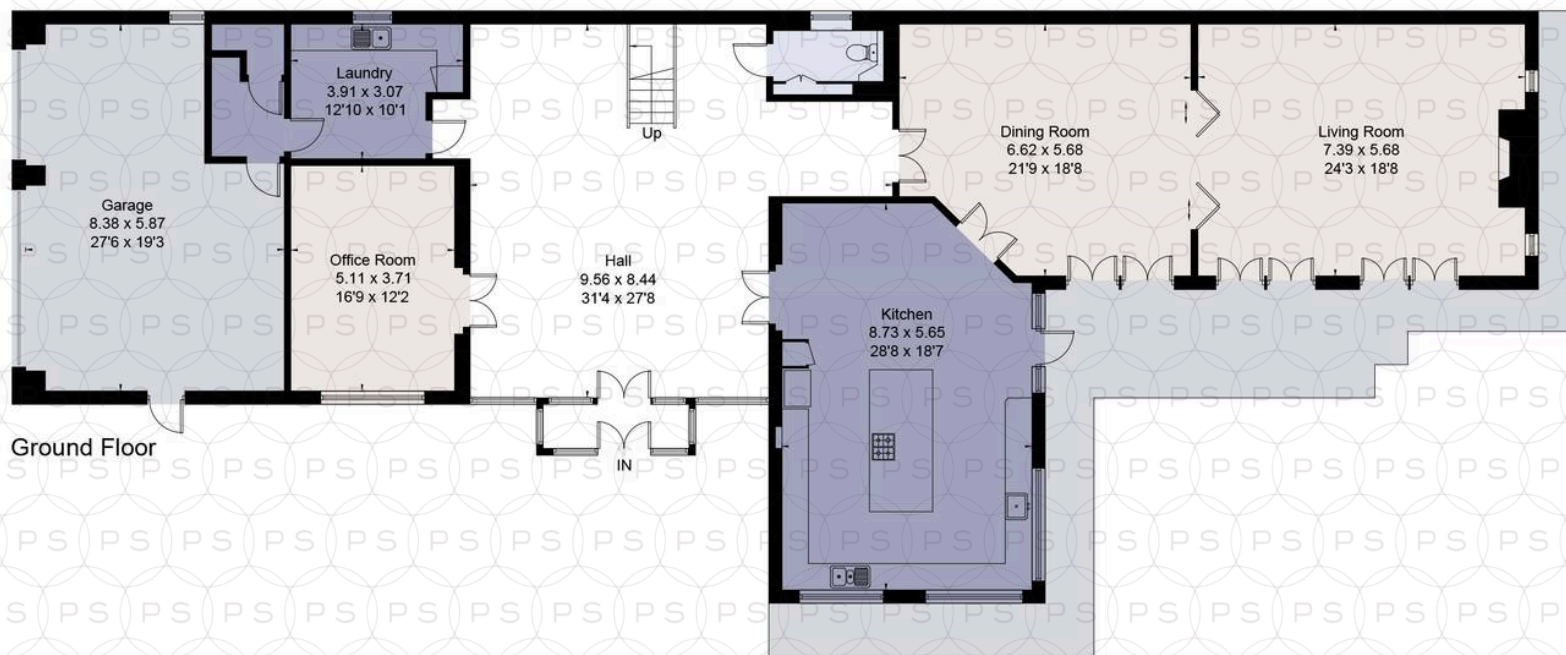
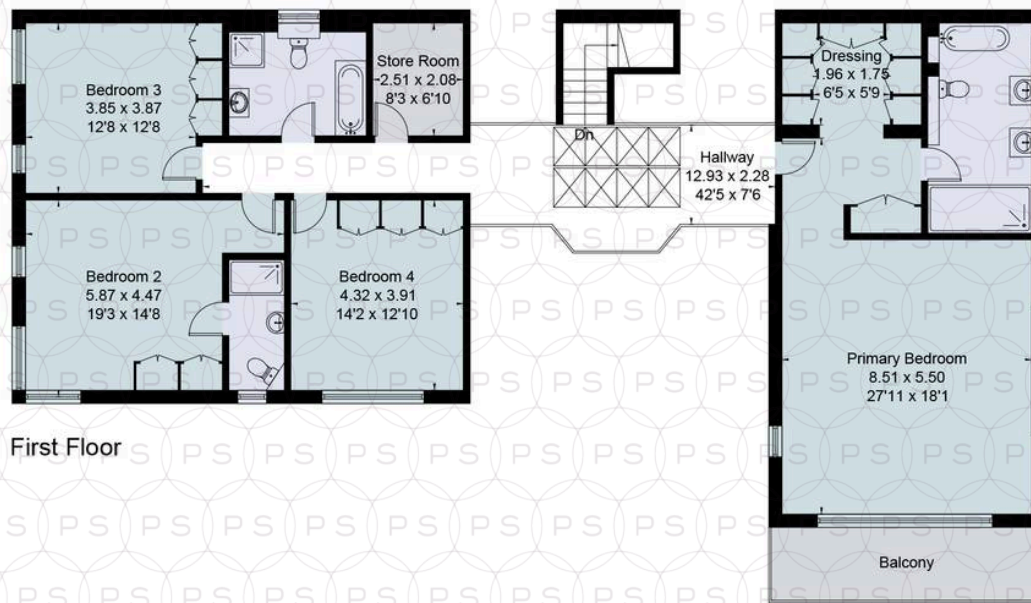
Outside, the property enjoys a level and enclosed landscaped garden with mature planting, a sun terrace, and a lawned area offering both beauty and privacy. A second, separate gated driveway provides extensive off-road parking within its boundary and leads to a spacious integral triple garage, delivering both practicality and security in this prime coastal setting.

Located in the heart of **Canford Cliffs**, this home enjoys all the benefits of village-style living. The sandy beaches are just a short walk away. Locally, you'll find the popular *Rockwater* beachfront venue for dining and drinks, the local *Oxford Bakery*, *Tesco Express*, mobile *fish market*, and quality restaurants all within walking distance.

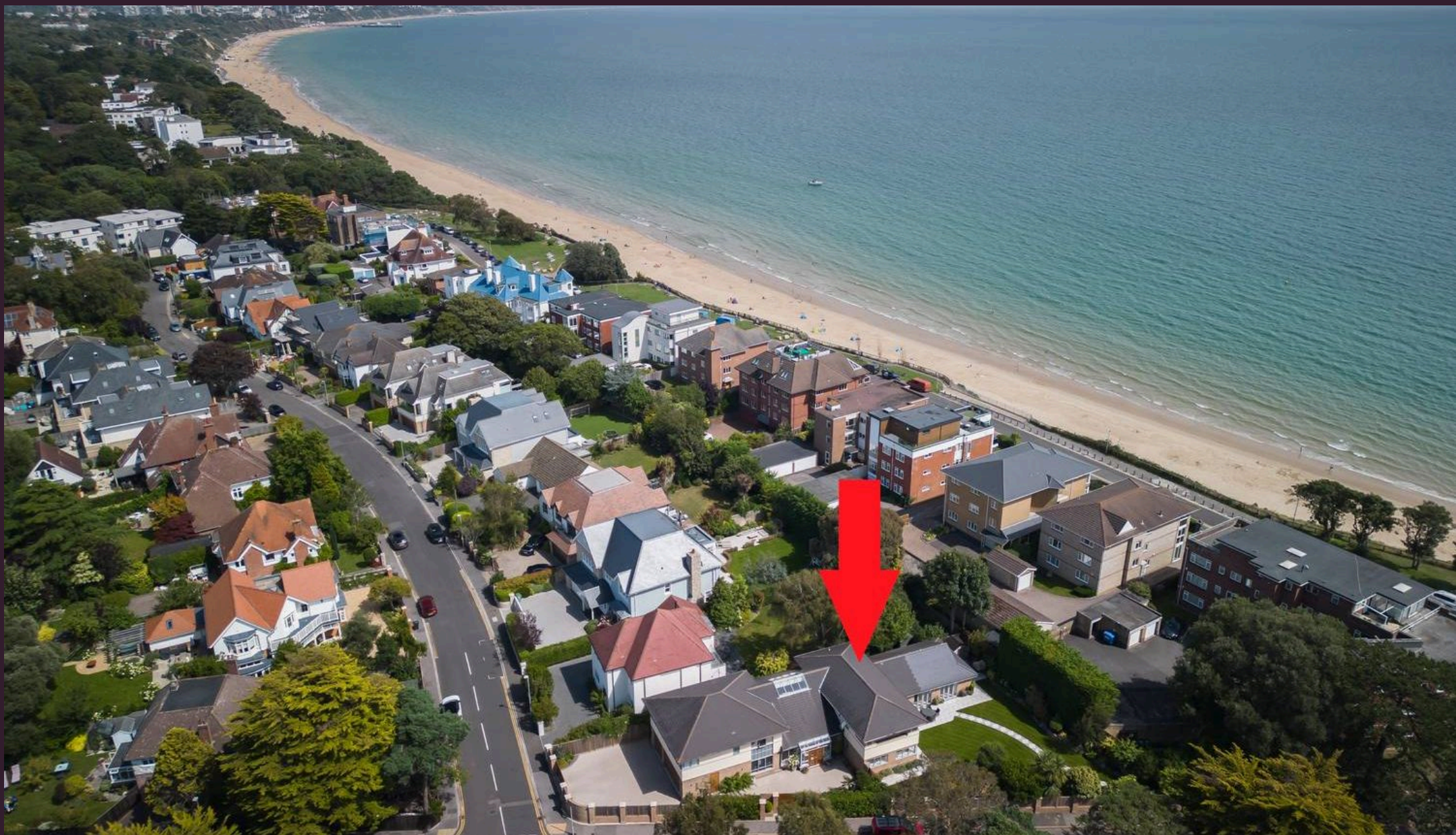




Total = 447 sq m / 4811 sq ft (including garage)







## Philippa Sole Ltd

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