

PS

11a Canford Crescent, Canford Cliffs, Poole - BH13 7ND

For Sale £1,850,000

PS





Canford Crescent

Canford Cliffs

Set behind gates in Canford Cliffs, this detached residence combines enduring architecture with a calm and established setting. The house offers balanced proportions throughout, from the double height entrance hall and sweeping staircase to the well arranged bedroom accommodation above. The substantial rear garden is notably private with a covered terrace extends naturally from the kitchen and living spaces, while the first floor balcony introduces an elevated garden view. A generous driveway, detached double garage and versatile reception rooms complete a house well suited to family living.

- 250m from Flaghead Chine footpath to beach
- Gated detached residence of 2,669 sq.ft.
- Five bedrooms including three ensembles
- Set back from road with generous private driveway
- Detached double garage with electric door
- Timeless architectural styling
- Impressive galleried entrance hall with curved staircase
- Open plan kitchen, dining and living space opening onto the garden
- Purbeck Kitchens design with granite worktops and integrated appliances
- Principal suite with balcony and fitted wardrobes
- Established rear garden with verandah and electric awning with wind sensor
- EPC Rating C
- Council Tax Band H - £4799.98
- Freehold



The approach immediately establishes a sense of privacy, with the house positioned well back from the road behind established planting and gates. The double height entrance hall and galleried landing create an immediate feeling of scale and light. At the centre of the house, the open plan kitchen, dining and living space connects directly to the garden via bi-fold doors, with granite worktops and bespoke cabinetry by Purbeck Kitchens adding a more timeless finish. A separate sitting room centred around a stone fireplace offers a quieter setting with further garden access through French doors. Additional reception rooms currently arranged as a dining room and study provide flexibility for home working or entertaining, while a utility room and cloakroom complete the ground floor. Upstairs, the principal bedroom suite includes fitted wardrobes, an ensuite shower room and private balcony overlooking the rear garden. Two further bedrooms also feature ensuite shower rooms and fitted storage, while the remaining bedrooms are served by a family bathroom.

OUTSIDE:

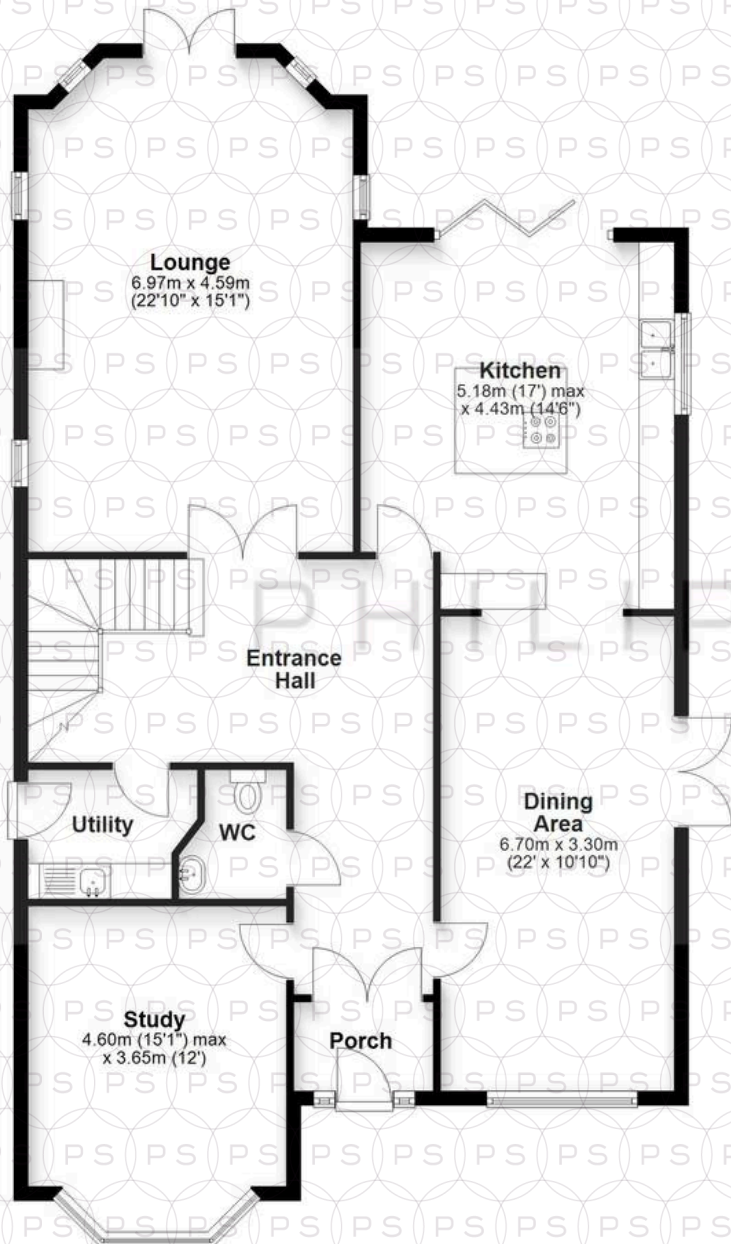
The rear garden feels notably established and private, enclosed by mature hedging and layered planting. A covered terrace extends directly from the house for outdoor dining, while the garden studio adds further versatility. To the front, the extensive driveway and detached double garage provide generous parking and storage.

LOCATION:

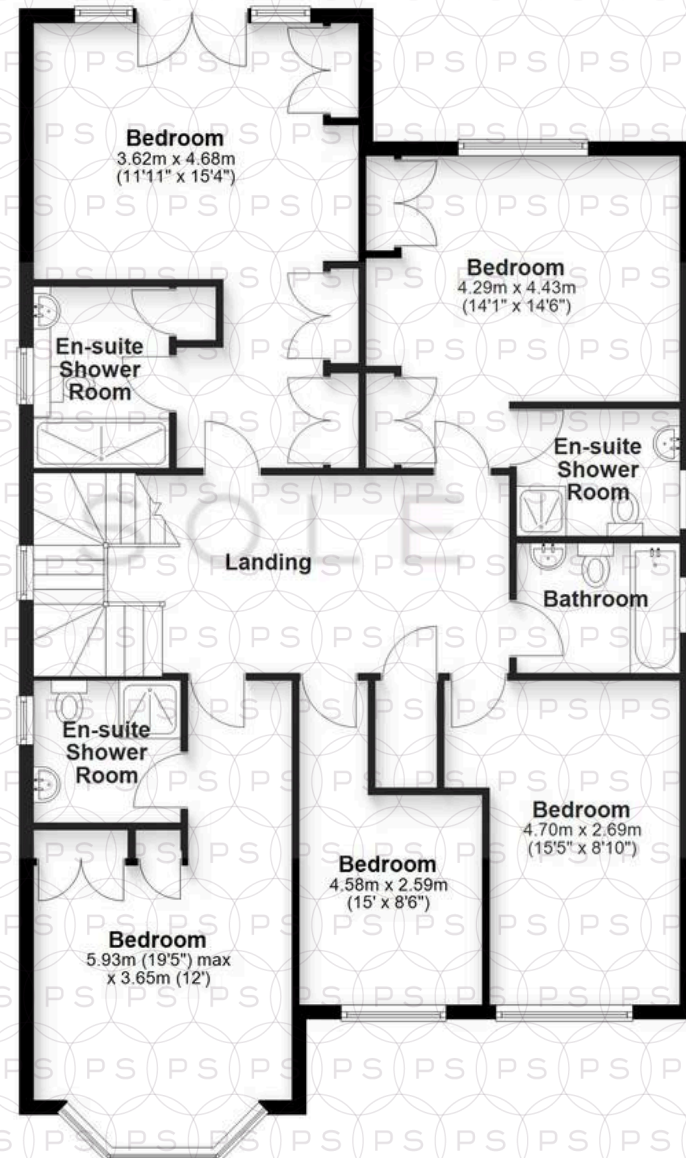
Canford Cliffs remains one of the South Coast's most established residential enclaves, valued for its mature surroundings, beach access and village convenience. Canford Cliffs Village is approximately 500 metres away with a collection of cafés, restaurants, delicatessens and everyday amenities, while the coastline and Blue Flag beaches are reached via nearby footpaths. The area is also well placed for golf, sailing and watersports across Poole Harbour. Mainline rail connections provide direct services to London Waterloo in around two hours, while schooling across the wider area is well regarded in both the independent and state sectors.



Ground Floor



First Floor



Total area: approx. 248.0 sq. metres (2668.9 sq. feet)

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Plan produced using PlanUp.

11a Canford Crescent, -



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