

Luxury + Prestige

# NEWTON RISE

17 NEWTON ROAD, CANFORD CLIFFS, POOLE, BH13 7EX

















Titleist  
PERFORMANCE





# TAKE A STEP INSIDE



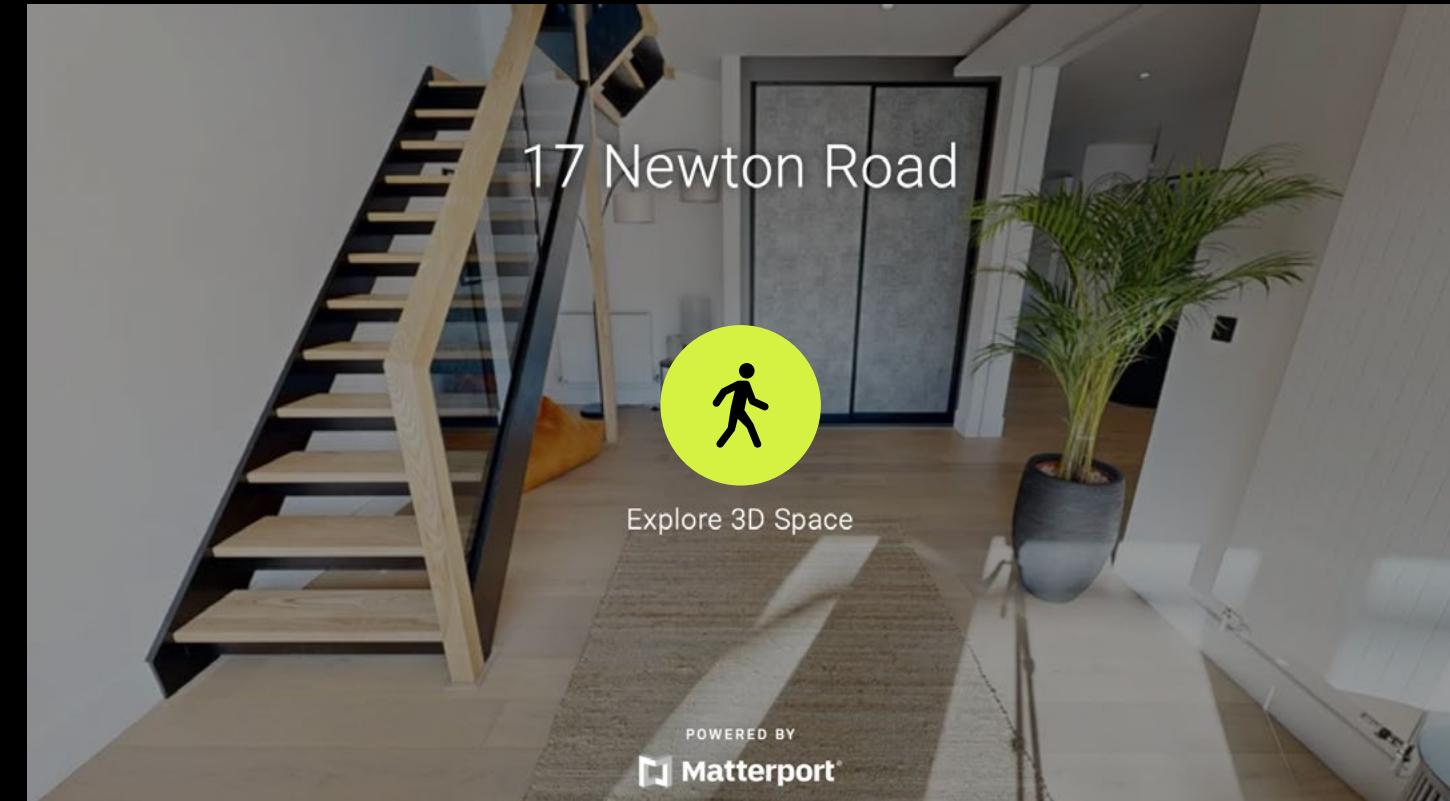
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

 **Matterport™**

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

# Floorplan

17 Newton Road, Canford Cliffs,  
Poole, BH13 7EX

## GROSS INTERNAL AREA

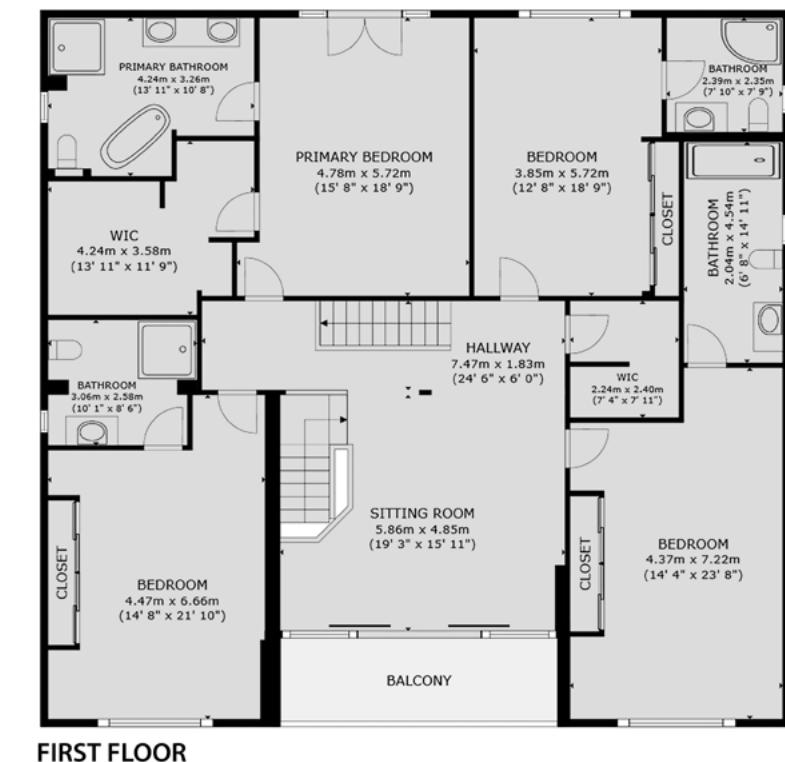
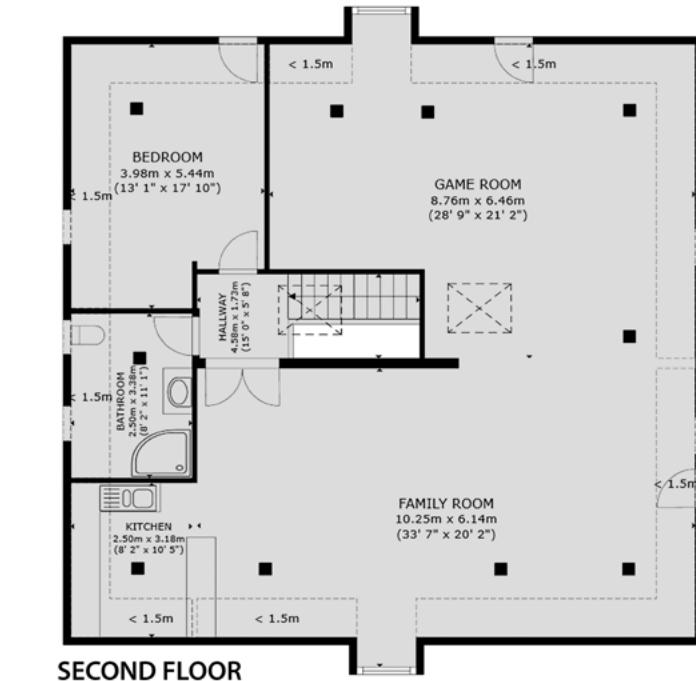
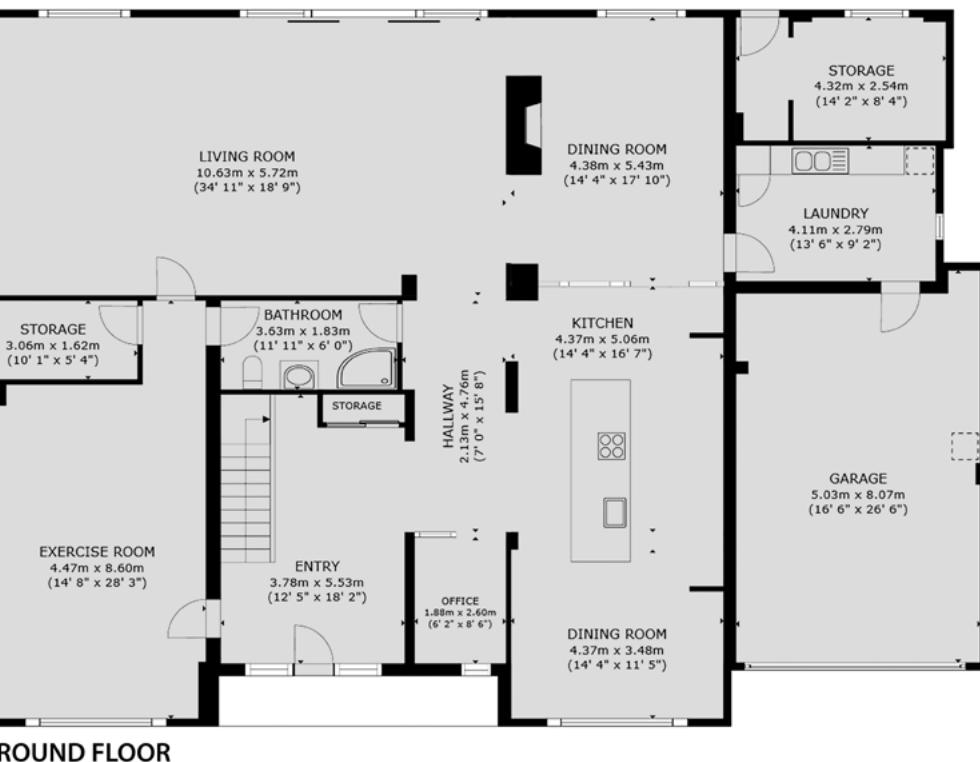
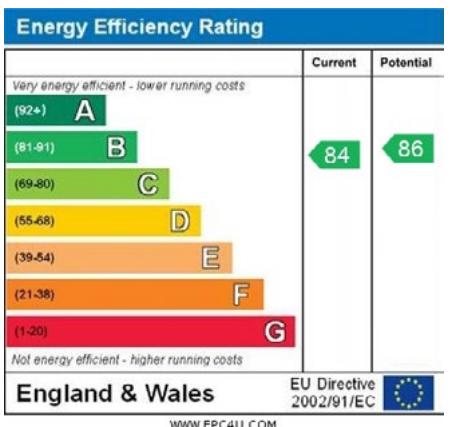
### House:

Ground Floor: 2,574 sq. ft / 239 m<sup>2</sup>  
First Floor: 2,233 sq. ft / 207 m<sup>2</sup>  
Second Floor: 1,325 sq. ft / 123 m<sup>2</sup>  
Garage: 415 sq. ft / 39 m<sup>2</sup>

(Excluded areas, reduced headroom below 1.5m - 378 sq. ft / 35 m<sup>2</sup>)

Overall Total: 6,547 sq. ft / 608 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

**Newton Rise is a newly completed project with close to £1M invested in remodelling to the current impeccable standard.**

It represents a rare opportunity to acquire a beautiful lifestyle home extending to just over 6,900 square feet (including reduced head height). Newton Road is quiet but just a level walk from shops and around 500 metres from Canford Cliffs Chine which leads to some of the area's most beautiful beaches. The accommodation includes five bedrooms, six bathrooms, six receptions and a home office. The flexible layout could be configured to include a ground floor bedroom suite if required. The proportions everywhere are impressive and for those in need of space for friends or family each of the bedrooms is an impressive double and each of them would vie for a principal bedroom in most luxury homes. Most of the top floor is allocated to an entertainment or leisure suite which includes a games area, informal sitting, media space and a dedicated bar. Other features include a first floor sitting area - an ideal quiet space - whilst one of the ground floor receptions is currently used as a gymnasium. The luxurious kitchen boasts a centre island and all mod cons including an instant boiling water tap and an induction hob. The fit out and fixtures everywhere are simply stunning - our photographs tell a story - and outside the level garden boasts a private sun terrace and a dedicated sun deck for a family sized hot tub. Finally there is an oversized integral garage and generous parking on the gated driveway.

# Details

Guide Price:	£3,450,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A*
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £327,750** Additional Home £500,250** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band G 2025/2026 £3,758.23pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

## Key features

- + Newly completed project
- + Over 6,500 square feet
- + Five generous double bedrooms
- + Six bathrooms
- + Six receptions
- + Huge entertaining suite on the top floor
- + Level garden
- + Approx 500 metres from Canford Cliffs Chine
- + Stunning interior
- + Great parking

# Our team



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Property ref:

0937

Published:

January 2025



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