

Luxury+Prestige

# LA BASTIDE

16 CLIFF DRIVE, CANFORD CLIFFS, POOLE, BH13 7JD

















































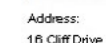


**La Bastide, 16 Cliff Drive,  
Canford Cliffs, Poole, BH13 7JD**

Lower Ground Floor:	1,566 sq. ft / 146 m <sup>2</sup>
Ground Floor:	1,638 sq. ft / 152 m <sup>2</sup>
First Floor:	1,480 sq. ft / 138m <sup>2</sup>
Total:	4,684 sq. ft / 435 m <sup>2</sup>

Ground Floor:	340 sq. ft / 32 m <sup>2</sup>
First Floor:	249 sq. ft / 23 m <sup>2</sup>
Total:	589 sq. ft / 55 m <sup>2</sup>

Sizes and dimensions are approximate, actual may vary.





# Summary

**This well known property is unique in the area, constructed by a successful local developer for his own occupation, in the style of a French villa.**

It occupies a wonderful position near to the clifftop and with grounds backing directly onto the pathway through Flaghead Chine which lead to the beach in a matter of moments. The house extends to 4,684 square feet (plus garage and store) and it boasts some wonderful features such as pretty sash windows and high ceilings. The reception hall has a cantilevered stone staircase and a galleried landing leading to principal rooms with oversized doors and accoutrements such as oversize skirtings, architraves and pediments. The separate lounge is a perfect formal sitting room with panelled walls and an elegant stone fireplace whilst the family area is open plan but zoned for kitchen, dining and informal sitting which opens via bi-fold doors to the sun trap terrace. The sun terraces faces approximately West and it incorporates formal raised beds as well as an informal area for sitting and dining. Steps lead to the lower terraces and then downward again via steps to the gate adjoining Flaghead Chine. On the top floor of the house there are four double bedrooms each with en suite facilities and views over the gardens and trees beyond. On the lower ground floor there is a wonderful indoor swimming pool complete with shower, gymnasium, wine cellar and utility room. The decor has some wonderful interior design features and there is no question it has a character of its own. Shops and restaurants are barely more than a five minute walk away meaning some of the areas best leisure amenities are virtually on the door step. This exceptional main or additional home is available with no forward chain.

# Details

Guide Price:	£3,350,000
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           £315,750** Additional Home   £483,250** ** based on guide price, correct as at 10.04.25
Local Authority:	BCP Council
Council Tax:	Band H 2025/2026           £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + **Stunning architecture**
- + **Wonderful location**
- + **Private access to Flaghead Chine**
- + **Convenient for beaches**
- + **West facing sun terrace**
- + **Indoor swimming pool**
- + **Gymnasium**
- + **Four bedrooms, four bathrooms**
- + **Wonderful interior design**
- + **Open plan kitchen family room**



# Our team



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