

Luxury+Prestige

11 NEWTON ROAD

CANFORD CLIFFS, POOLE, BH13 7EX































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Floorplans



STUDIO (not shown in actual location or orientation)

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



GROSS INTERNAL AREA
 FLOOR 1: 2541 sq. ft, 236 m², FLOOR 2: 2036 sq. ft, 189 m², FLOOR 3: 968 sq. ft, 90 m²
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 52 sq. ft, 5 m²
 TOTAL: 5545 sq. ft, 515 m²
 GARAGE: 290 sq. ft, 27 m², STUDIO: 274 sq. ft, 25 m²
 OVERALL TOTAL: 6109 sq. ft, 567 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

A stunning newly constructed home in the heart of Canford Cliffs, designed for modern luxury living and built using the latest technology, including ICF construction for exceptional thermal insulation, programmable lighting, an air source heat pump, roof-mounted solar panels and MVHR. Despite its impressive scale, total energy bills are approximately £250 pcm.

Set on a spectacular level plot of around 0.4 acres, the property is just a short walk from Canford Cliffs Village and the Chine. Offering over 6,100 sq ft of accommodation, the standout feature is the exceptional open-plan kitchen and family room spanning the full width of the house. The bespoke kitchen includes stunning Dekton worktops and a large central island with breakfast bar.

The ground floor also features a separate sitting room, spacious home office, utility room and guest bedroom with en suite. Upstairs are four further bedrooms, all with en suites, including an impressive principal suite with walk-through dressing room and private sun balcony. The top floor provides a large recreation room, currently arranged as a cinema, plus a store room and additional bathroom.

Outside, there is a secure driveway with extensive parking, a 7m+ garage with provision for three EV charging points, and a spectacular garden with a large synthetic lawn. A superb pavilion completes the garden, offering a kitchenette and en suite shower room.

Details

Guide Price: £3,750,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A

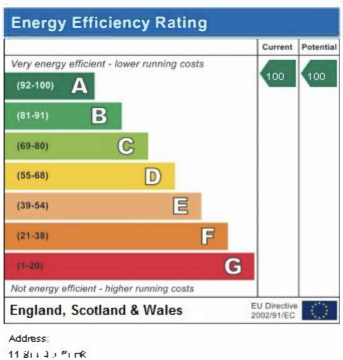
Local Authority: BCP

Council Tax: Band H
2026/2027 £4,799.98 pa

** Amount shown is for a main home, please seek advice for additional home

Services: Mains electricity, gas, water and drainage

EPC:



Key Features

- + Energy bills circa £250 pcm
- + In the heart of Canford Cliffs
- + Sits on a 0.4 acre plot
- + Accommodation extends to over 6,100 square feet
- + Five bedroom suites
- + Huge open plan living space
- + Spectacular low maintenance garden
- + Detached pavilion
- + Newly built with a 9-year warranty
- + Short walk to village and beaches

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