



WHITECLIFF ROAD,  
WHITECLIFF PARK











## DETAILS

An exceptional 7000+ sq ft detached residence commanding an enviable position overlooking Whitecliff Park, with far-reaching views across Poole Harbour and an abundance of versatile living space extending over three floors.

Occupying a prime setting on the prestigious Whitecliff Road, Clearwater presents a rare opportunity to acquire a substantial family home of remarkable scale and flexibility. Designed to maximise its stunning outlook, the property offers over three levels of beautifully proportioned accommodation, served by a lift to all floors and perfectly suited to modern family living, entertaining and home working.

The heart of the home is the magnificent reception room, an impressive light-filled space framed by full-width glazing and opening onto a generous south-westerly facing wraparound balcony. Enjoying panoramic views across Whitecliff Park towards the harbour, this exceptional room provides ample space for both formal dining and relaxed entertaining.

The accommodation includes five spacious double bedrooms, all with en suite facilities, including a superb principal suite enjoying elevated harbour views and a Juliet balcony. A substantial kitchen is comprehensively fitted with integrated appliances and extensive cabinetry, while a dedicated home office offers an ideal environment for remote working.

The lower ground floor provides outstanding ancillary accommodation, including a large workshop, a fully fitted utility room, wine storage and an extraordinary garage with capacity for up to eight vehicles. Subject to any necessary consents, this level also offers excellent potential for conversion into a self-contained annexe.

Outside, a generous driveway, mature landscaped gardens and a garden room complete this exceptional home.

## AT A GLANCE

Guide price:	£2,495,000
Tenure:	Freehold
Stamp Duty:	£213,150 (main home)
Local Authority:	BCP Council
Council Tax:	£4,054.25 Band G

## KEY FEATURES

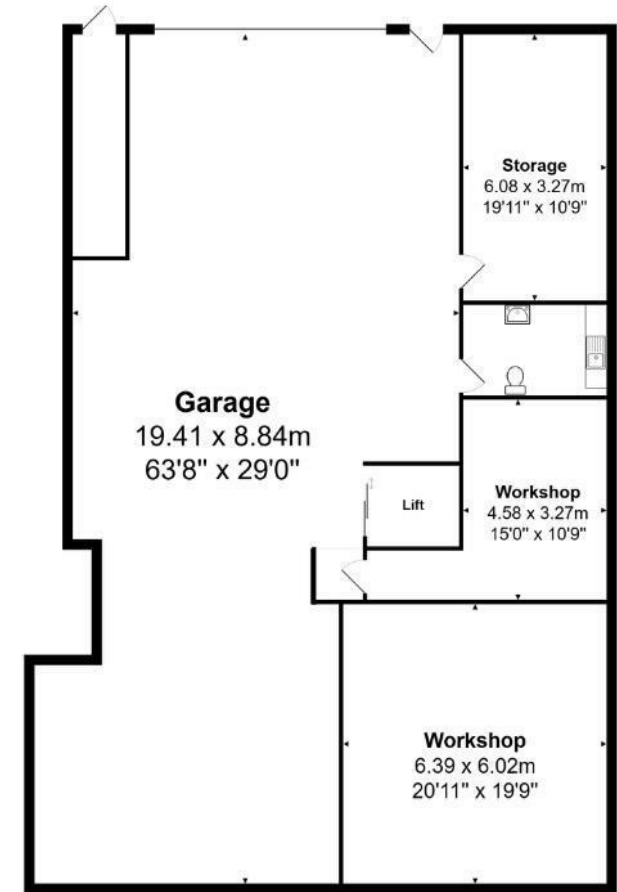
- Prime Whitecliff Road location overlooking Whitecliff Park
- Stunning views across the park and Poole Harbour
- Five generous double bedrooms, all with en-suites
- Magnificent reception room opening to a wraparound balcony
- Lift serving all three floors
- Dedicated home office ideal for remote working
- Extensive garage and workshop space with capacity for up to eight vehicles
- Potential for a self-contained annexe on the lower ground floor (subject to consents)
- Mature multi-level gardens with garden room and ample driveway parking



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Total Area: 681.6 m<sup>2</sup> ... 7336 ft<sup>2</sup> (excluding terrace)

All measurements are approximate and for display purposes only

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