



Oratory Gardens

Canford Cliffs

Guide Price **£1,050,000**





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This prime development opportunity occupies a prominent position at the junction of Martello Road South and Oratory Gardens within the prestigious Canford Cliffs.

The site comes with approved planning and design by Marlow Architects, detailing a structure that spans three levels and approximately 3,900 square feet of internal space.

The proposed plans feature a striking entrance atrium with a double-height void and a floating staircase connecting the primary zones.

Designed as the heart of the site, featuring a vast open-plan living and dining area with a linear fireplace, supported by a significant walk-in pantry and separate utility room.

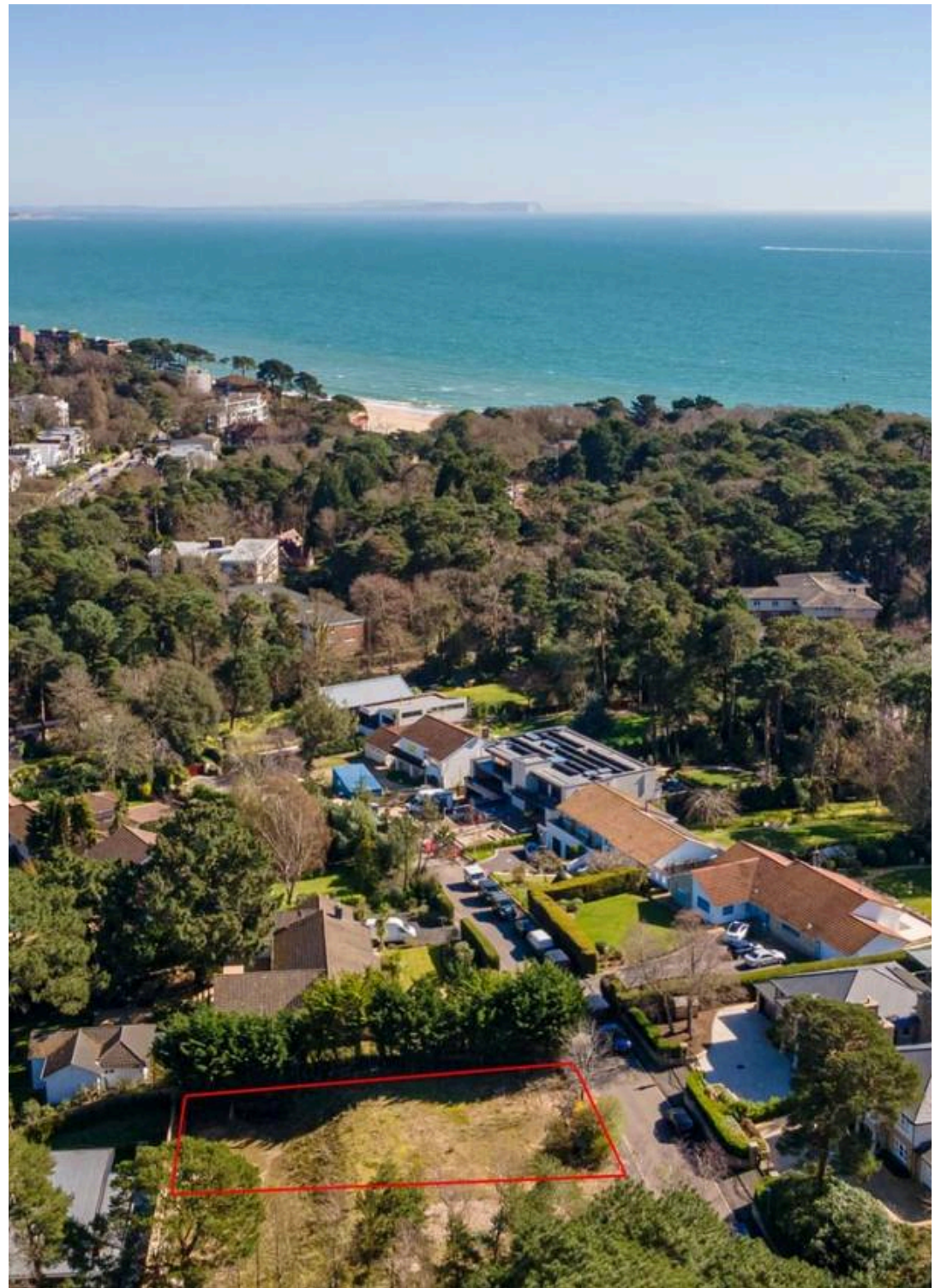
Specifications include floor-to-ceiling glazing across the lower level to ensure a seamless transition to landscaped gardens and composite decking (prepped for an outdoor kitchen).

The layout provides for four double bedrooms, each with a high-end private ensuite. The master suite is designed as an expansive retreat with a relaxation area, walk-in dressing room, and private decked terrace.

The plans include a dedicated private study, a laundry/linen room, and an integrated garage equipped with an EV charging point.

The design showcases a sophisticated mix of mid-grey aluminium-framed glazing, timber-effect cladding, and light grey render.

Please note boundaries on drone images are for reference only and are not to scale.





Lower Ground Floor

01:	Living / Dining	83m ²
02:	Kitchen	48m ²
03:	Pantry	15m ²
04:	Utility	13m ²
05:	WC	4m ²

Ground Floor

06:	Void / Double Volume to below	
07:	Study	57m ²
08:	Lounge	58m ²
09:	Garage	60m ²
10:	WC	6m ²

First Floor

11:	Master Bedroom	37m ²	16:	Bedroom 3	45m ²
12:	Dressing Room	12m ²	17:	Bedroom 3 Ensuite	9m ²
13:	Master Ensuite	18m ²	18:	Bedroom 4	35m ²
14:	Bedroom 2	51m ²	19:	Bedroom 4 Ensuite	9m ²
15:	Bedroom 2 Ensuite	10m ²	20:	Linen / Laundry Room	11m ²

Approximate Gross Internal Floor Area: 362m² / 3,900 ft²