



Aurum

Oratory Gardens, Canford Cliffs

Guide Price £2,800,000





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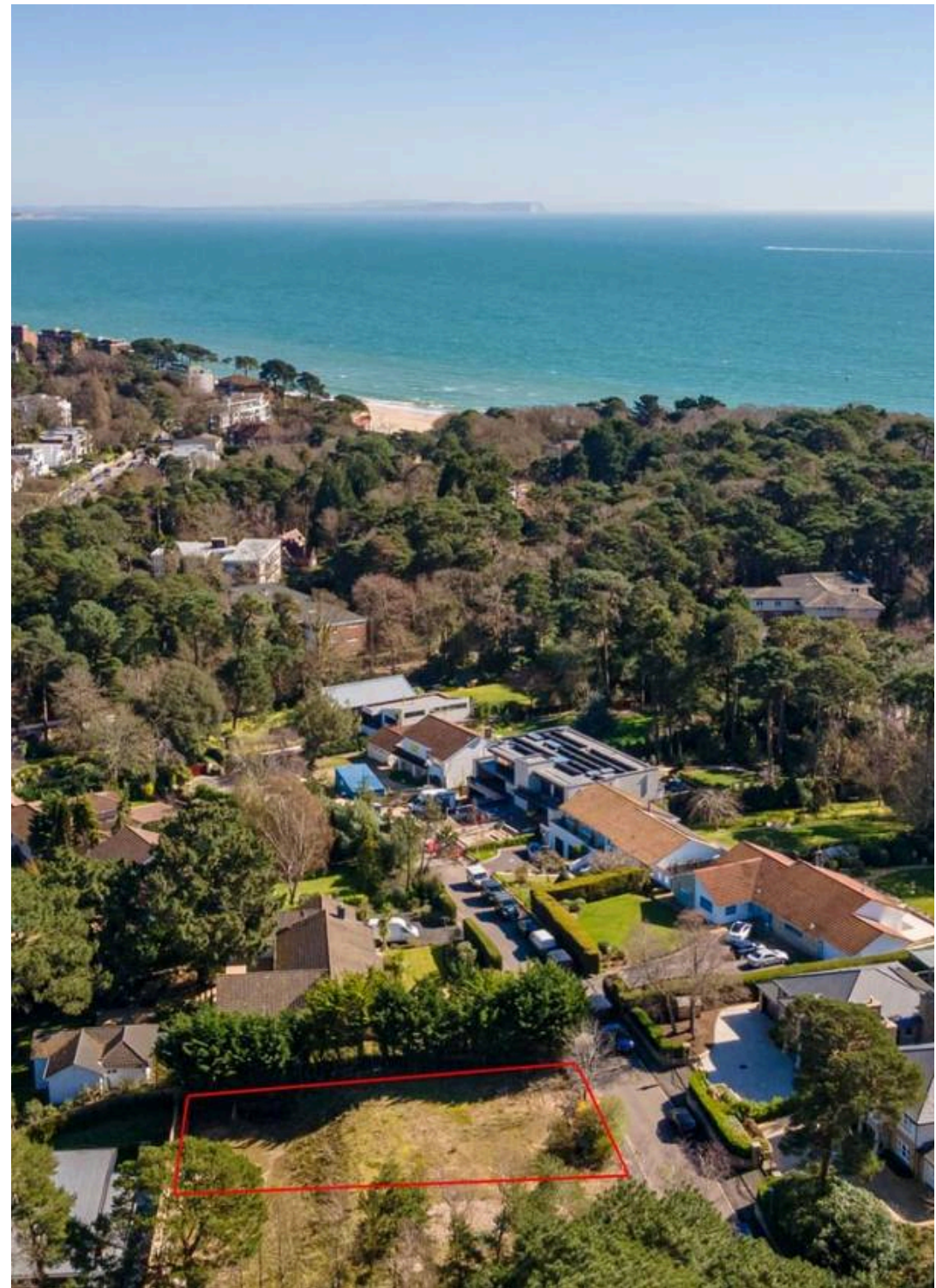
This bespoke residence offers the unique potential to personalize internal finishes and tailor the home's final aesthetic to your exacting standards.

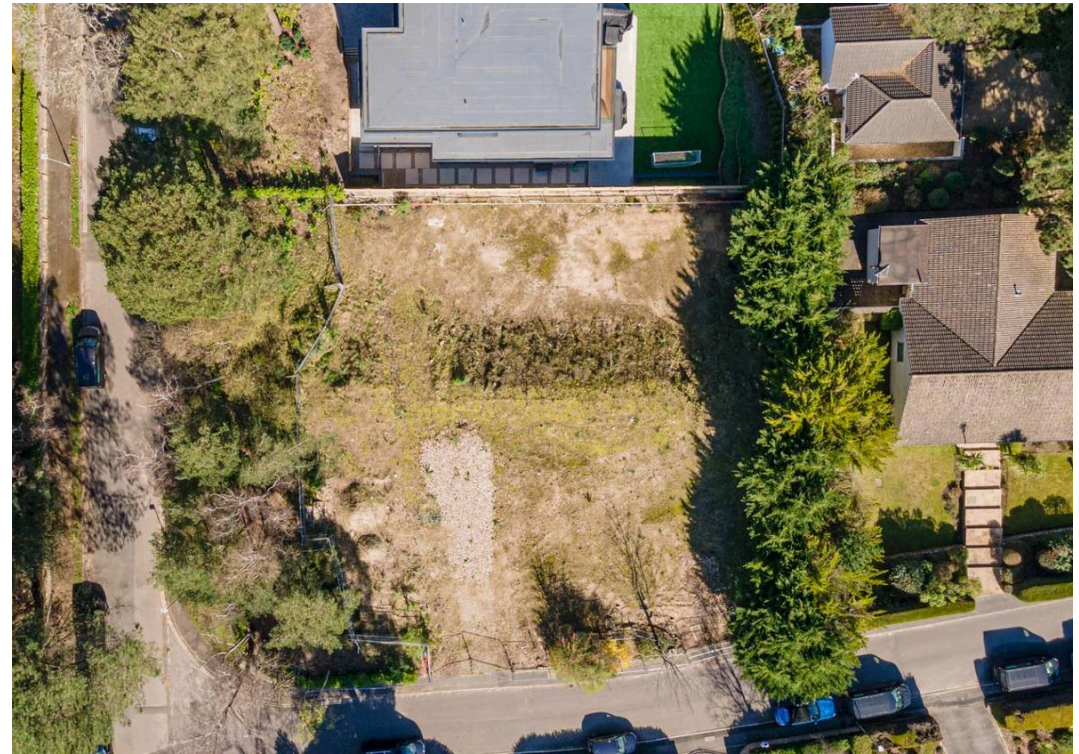
Beyond the creative freedom, the property is available as a serviced plot with a concurrent self-build contract, potentially offering significant Stamp Duty (SDLT) savings compared to a finished purchase, making this as much a prudent investment as it is a prestigious lifestyle choice.

Aurum extends to approximately 3,900 square feet over three floors. Its design centers on architectural volume, utilizing double-height voids in the entrance hall and a floating staircase to connect the levels, creating a sense of scale and light.

Arranged across the upper floor, the property provides four double bedrooms, including an expansive master suite featuring a dedicated relaxation area, a large walk-in dressing room, and a private decked balcony. Each bedroom is served by a high-end ensuite finished with Italian porcelain tiling, walk-in wet room showers, and premium brassware.

The Lower Ground Floor serves as the primary living hub, housing a substantial open-plan area that integrates a sitting room with a linear fireplace, a dining zone, and a bespoke kitchen. Equipped with Miele appliances, stone worktops, and a walk-in pantry, this space leads through floor-to-ceiling glazing to a landscaped garden and composite decking prepared for an outdoor kitchen. The prestigious Canford Cliffs occupies a prime clifftop position and dates back to the late Victorian era when the coastal dream of visionary land owners became a reality, creating grand villas in secluded sylvan settings.





Materials Key

1. Mid grey aluminium framed doors, windows & facias
2. Timber effect cladding
3. Render painted light grey

SOLAR PV PANELS SHOWN INDICATIVELY



PROPOSED REAR ELEVATION
Scale 1:100 @A3

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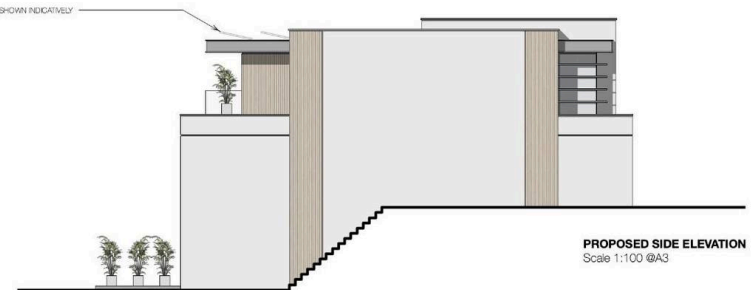
PROPOSED FRONT ELEVATION
Scale 1:100 @A3

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PROPOSED SIDE ELEVATION
Scale 1:100 @A3

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PROPOSED SIDE ELEVATION
Scale 1:100 @A3



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