

PS

11a Canford Crescent, Canford Cliffs, Poole - BH13 7ND
For Sale £1,850,000

PS



Canford Crescent

Canford Cliffs

Set behind gates in Canford Cliffs, this detached residence combines enduring architecture with a calm and established setting. The house offers balanced proportions throughout, from the double height entrance hall and sweeping staircase to the well arranged bedroom accommodation above. The substantial rear garden is notably private with a covered terrace extends naturally from the kitchen and living spaces, while the first floor balcony introduces an elevated garden view. A generous driveway, detached double garage and versatile reception rooms complete a house well suited to family living.

- Gated detached residence of 2,669 sq.ft.
- Five bedrooms & three ensuite shower rooms
- 250m from Flaghead Chine footpath to beach
- Impressive galleried entrance hall with curved staircase
- Set back from the road with a generous private driveway
- Timeless architectural styling
- Open plan kitchen, dining and living space opening onto the garden
- Purbeck Kitchens design with granite worktops and integrated appliances
- Principal suite with private balcony and fitted wardrobes
- Established rear garden with verandah and electric awning with wind sensor
- Detached double garage with electric door
- EPC Rating C
- Council Tax Band H - £4799.98
- Freehold



The approach immediately establishes a sense of privacy, with the house positioned well back from the road behind established planting and gates. The double height entrance hall and galleried landing create an impressive sense of volume. The kitchen, dining and living area forms the natural centre of the house, arranged as a sociable open plan environment. The kitchen connects through to the garden via bi-folding doors onto the verandah with an electric retractable awning. Granite worktops and tailored cabinetry by Purbeck Kitchens give the space a timeless feel. A separate sitting room provides a quieter retreat, centred around a stone fireplace with further garden access through French doors. Additional reception spaces currently arranged as a dining room, seating area and study offers flexibility depending on lifestyle requirements, whether for home working, reading or more formal entertaining. A utility room and cloakroom complete the ground floor. Upstairs, the principal bedroom suite benefits from fitted wardrobes, an ensuite shower room and private balcony overlooking the rear garden. Two further bedrooms also include ensuite shower rooms and fitted storage, while the remaining two bedrooms are served by a family bathroom. OUTSIDE:

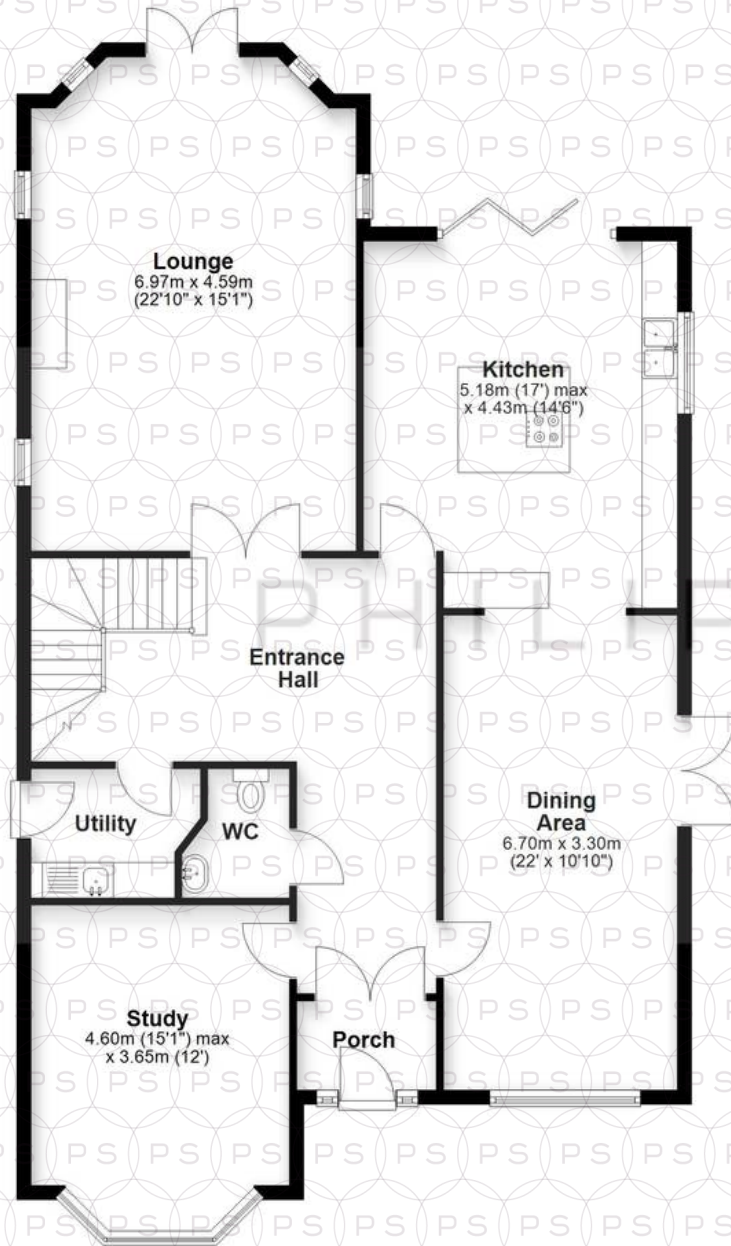
The rear garden has a notably established feel, enclosed by mature hedging and shaped planting that creates privacy and seasonal variation throughout the year. A covered terrace extends directly from the house for outdoor dining, while the garden studio introduces useful additional flexibility. To the front, the extensive driveway and detached double garage provide generous parking and storage.

LOCATION:

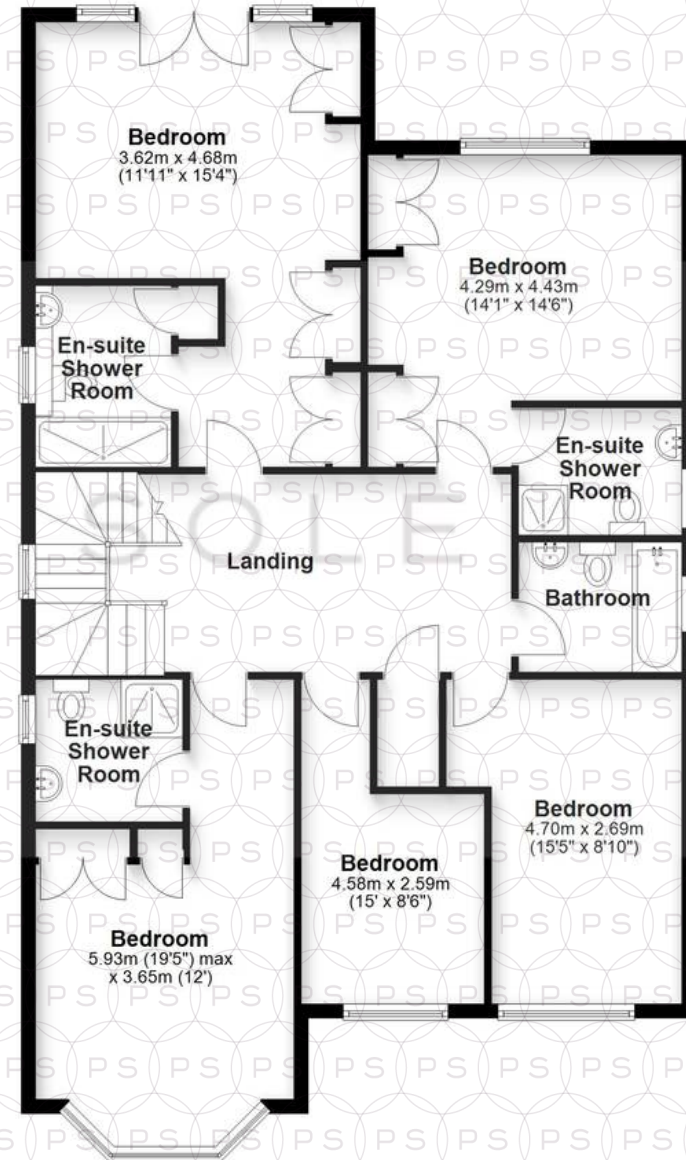
Canford Cliffs remains one of the South Coast's most established residential enclaves, valued for its combination of mature surroundings, beach access and village convenience. Canford Cliffs Village is just 500 metres away and offers a collection of gastro pubs, independent cafés, restaurants, delicatessens and everyday amenities, while the coastline and Blue Flag beaches can be reached via multiple footpaths just a few hundred metres away. The area is also well placed for leisure pursuits including golf, sailing and paddleboarding across Poole Harbour. Mainline rail connections provide direct services to London Waterloo in approx. 2 hrs.



Ground Floor



First Floor



Total area: approx. 248.0 sq. metres (2668.9 sq. feet)

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Plan produced using PlanUp.

11a Canford Crescent, -



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