



Aurum, Oratory Gardens BH13

LLOYDS ARTURA
HOMES



A bespoke contemporary residence on the doorstep of Canford Cliffs.

Aurum is the latest new build home by the renowned Artura Homes.

Aurum presents a rare invitation to collaborate with the award-winning Artura Homes during the early stages of construction. 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.

Lying between Poole Harbour and the shoreline, Canford Cliffs is now a sanctuary of architectural masterpieces on quiet, pine-fringed roads surrounded by the golden sands of Sandbanks, Branksome Chine and the fairways of Parkstone's championship golf course.

Canford Cliffs Village, situated at the heart of the community, is renowned for its elegance and has recently been the subject of upscale redevelopment offering boutique shops, artisan bistros, and superb dining.

Guide price: £3,000,000

- New development
- 3/4 reception rooms
- 4 bedrooms
- Garage
- Solar Panels and EV charging
- Walking distance to beaches and amenities



Architectural Features

Glazing: Premium slimline aluminium double-glazed windows and doors to both front and rear elevations.

Entrance: Designer insulated aluminium front door with a woodgrain finish and a dedicated double-glazed roof light.

Finishing Details: High-end woodgrain aluminium architectural vertical battens and feature aluminium louvers.

Garage: Aluminium insulated electric door featuring matching architectural vertical woodgrain battens.

Roofing: Durable Alwitra single-ply roof membrane with a 20-year warranty.

Internal Features

Voluminous Spaces: Striking double-height void to the entrance hallway and an additional double void in the open-plan living area.

Structural Glass: Custom glass wall features to both the lounge and the private study.

Grand Staircase: Feature staircase with engineered wood treads and a contemporary glass balustrade.

Fireplace: Signature linear feature fire in the primary living space.

Climate: Underfloor heating installed throughout all rooms.

Kitchen/Utility / Pantry

Kitchen Design: Bespoke “Kitchen Elegance” design including a central island, breakfast bar, utility, and pantry.

Appliances: Fully integrated Miele suite including Ovens, Combi Microwave, Warming Drawer, Induction Hob, and Extractor.

Refrigeration & Laundry: Premium German tall fridge, freezer, dishwasher, and washer-dryer.

Water: Quooker tap providing instant boiling and filtered drinking water.

Surfaces: Luxury Italian stone worktops throughout.



Master Bedroom / Bedrooms

Master Suite: Exclusive walk-in dressing room with bespoke shelving and hanging systems.

Guest Bedrooms: All additional bedrooms feature bespoke fitted wardrobes with shelving and hanging.

En-suite Bathrooms / Cloakrooms

Sanitaryware: High-specification premium fittings and large-format porcelain tiling with feature walls.

Wet Rooms: Walk-in wet room showers with bespoke glass screens.

Lighting: Automated courtesy lighting in all en-suites and cloakrooms.

Technology / Renewables

Climate & Air: MVHR (Mechanical Ventilation Heat Recovery) system.

Green Energy: Solar Photovoltaic panels with inverter and a dedicated EV electric car charging point.

Safety: Full residential sprinkler system installed throughout.

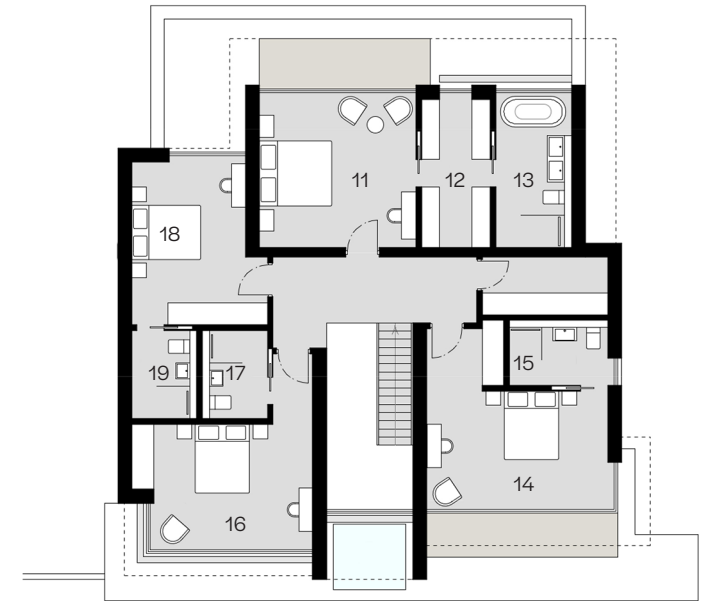
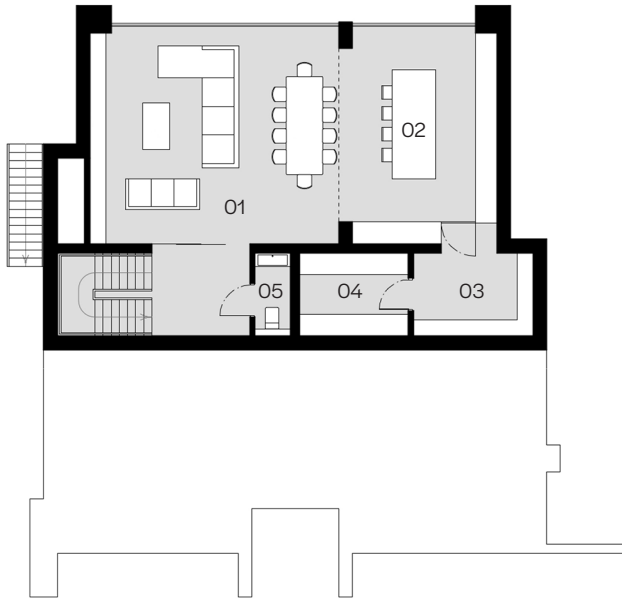
Home Automation

Control 4 Integration: Comprehensive smart home management including:

Main room automation and media control for the open-plan living area.

Underfloor heating and hot water secondary return control.

Security CCTV system and intruder alarm.



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



Completed projects by Artura Homes

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