

Canford Cliffs Avenue | Lower Parkstone | Poole | BH14 9QN

£1,395,000

BEEZUMS



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Poole | BH14 9QN
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- **3200 SQFT FAMILY HOME**
- **EXCELLENT LOCATION**
- **QUIET ROAD**
- **GOOD SCHOOL CATCHMENT**
- **ARRANGED OVER TWO FLOORS**
- **LARGE GARAGE**
- **IN AND OUT DRIVEWAY**
- **NO FORWARD CHAIN**

CHARACTER FAMILY HOME Within an a QUIET TREE-LINED road. MODERNISED throughout to an extremely high standard with accommodation extending to almost 3,200 SQFT. FOUR DOUBLE BEDROOMS, four bathrooms, three reception rooms plus impressive OPEN PLAN KITCHEN/LIVING ROOM and SOUTH/WEST FACING GARDEN.















This character property provides balanced accommodation arranged over two floors, well suited for family living. The ground floor centres around a large open plan kitchen, living, and dining room, which features bi-folding doors that open directly onto the rear patio making it an excellent space for modern day family life. Additional ground floor reception space includes a substantial dual aspect lounge with a feature log burner, a separate snug, and a dedicated study.

The first floor accommodation consists of four double bedrooms and four bathrooms. The primary bedroom suite includes a walk in dressing room and a modern en-suite bathroom. Two of the further double bedrooms also benefit from contemporary en-suite facilities, leaving the remaining bedroom served by the main family bathroom.

To the front of the property, a sweeping in-and-out driveway provides off-road parking for multiple vehicles and leads to an integral double garage. The rear features a level, south/west-facing garden that is fully enclosed to offer a high degree of privacy.

The property is available with the benefit of no forward chain.

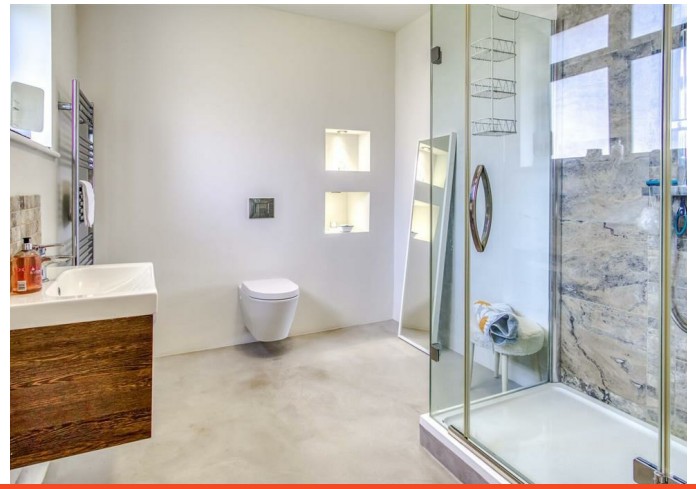












Canford Cliffs Avenue is highly regarded as one of the area's premier residential addresses, known for its quiet, tree lined environment and peaceful atmosphere. This desirable road offers a tranquil retreat while keeping the very best of the modern coastal lifestyle within easy reach.

Golf enthusiasts will particularly appreciate the property's close proximity to the prestigious Parkstone Golf Course, consistently ranked among the UK's finest heathland courses.

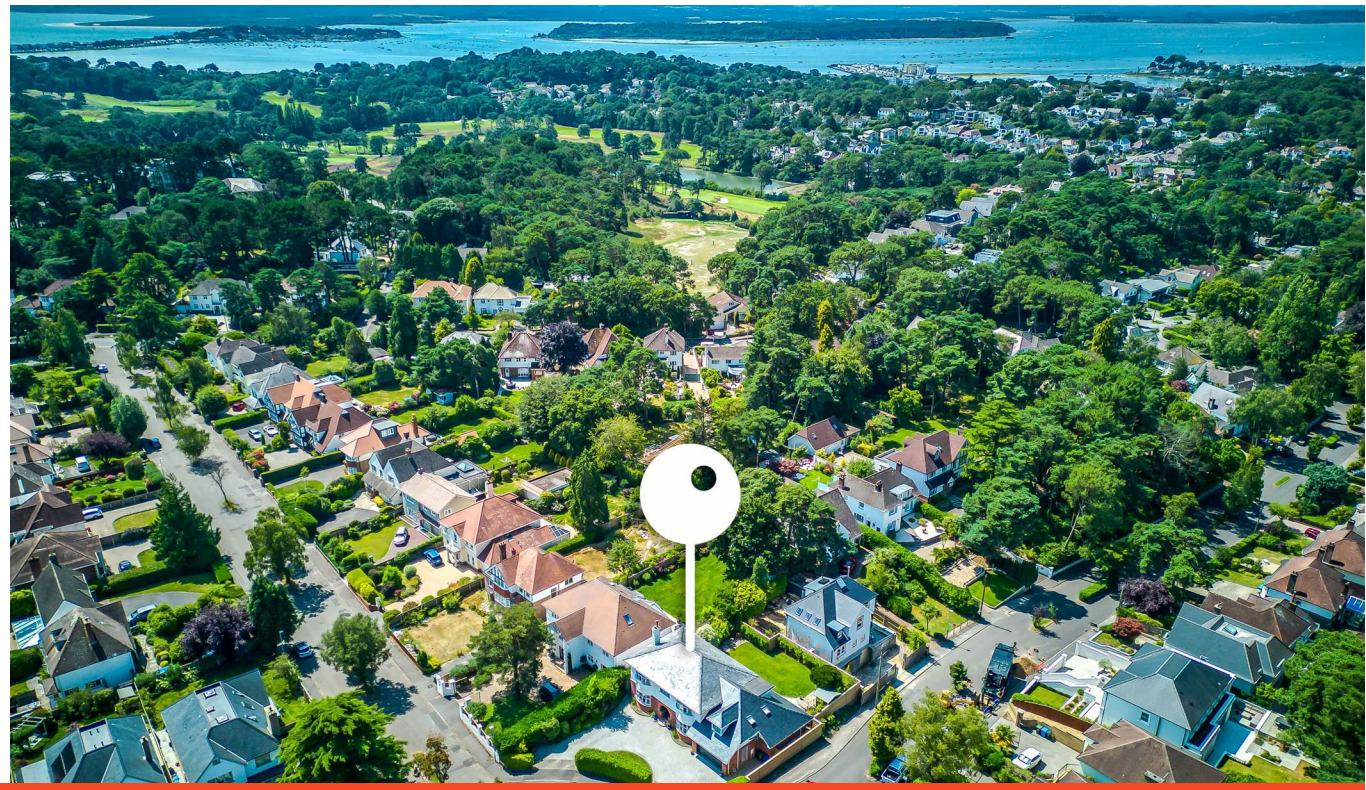
For daily requirements, the charming Canford Cliffs Village is just a short distance away, offering an upscale selection of artisan bakeries, boutique shops, bistros, and essential amenities, while the nearby village of Lilliput provides further independent dining options and convenience stores.

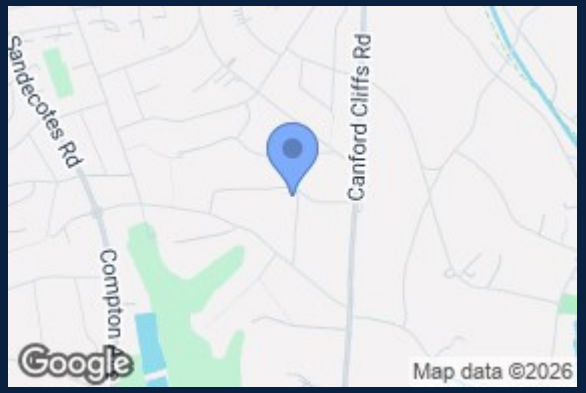
Close by are the area's award winning Blue Flag beaches. These world-renowned sandy shorelines stretch from the iconic Sandbanks Peninsula through to Bournemouth, offering clean waters and exceptional views across Poole Harbour toward the Purbeck Hills. The sheltered harbour itself acts as a premier hub for sailing, premium marina facilities, and water sports.

The area is also a popular choice for families due to its exceptional education options. The property falls within highly sought-after catchments, including Lilliput CE Infant School and Baden-Powell & St Peter's Junior School, while renowned independent schools are also easily accessible.

Despite its quiet setting, transport links are excellent, with mainline railway stations at both Parkstone and Branksome providing direct, regular services to London Waterloo. Excellent road connections offer an easy route out of the area toward the national motorway network, while Bournemouth International Airport and the cross-channel ferry terminal at Poole Harbour provide convenient links for travel further afield.



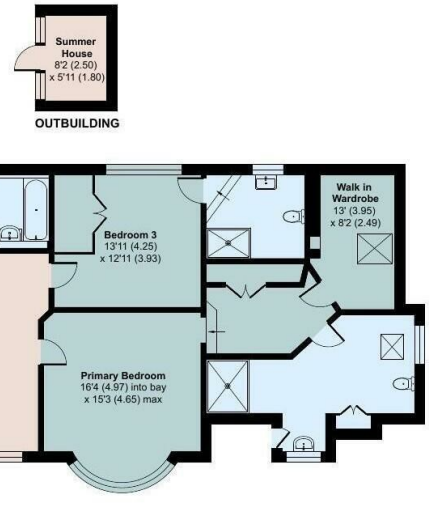






Internal Area = 3110 sq ft / 288.9 sq m
Garage = 256 sq ft / 23.7 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 3414 sq ft / 317 sq m
For identification only - Not to scale





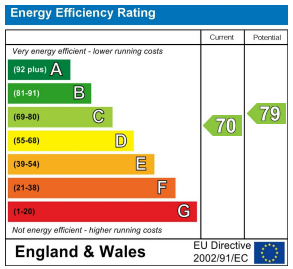
This Floor Plan has been drawn for illustrative purposes only and all measurements, including floor area are approximate.

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Council Tax Band G

EPC Rating C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.