



Nairn Road | Canford Cliffs | Poole | BH13 7NQ

£2,650,000

BEEZUMS

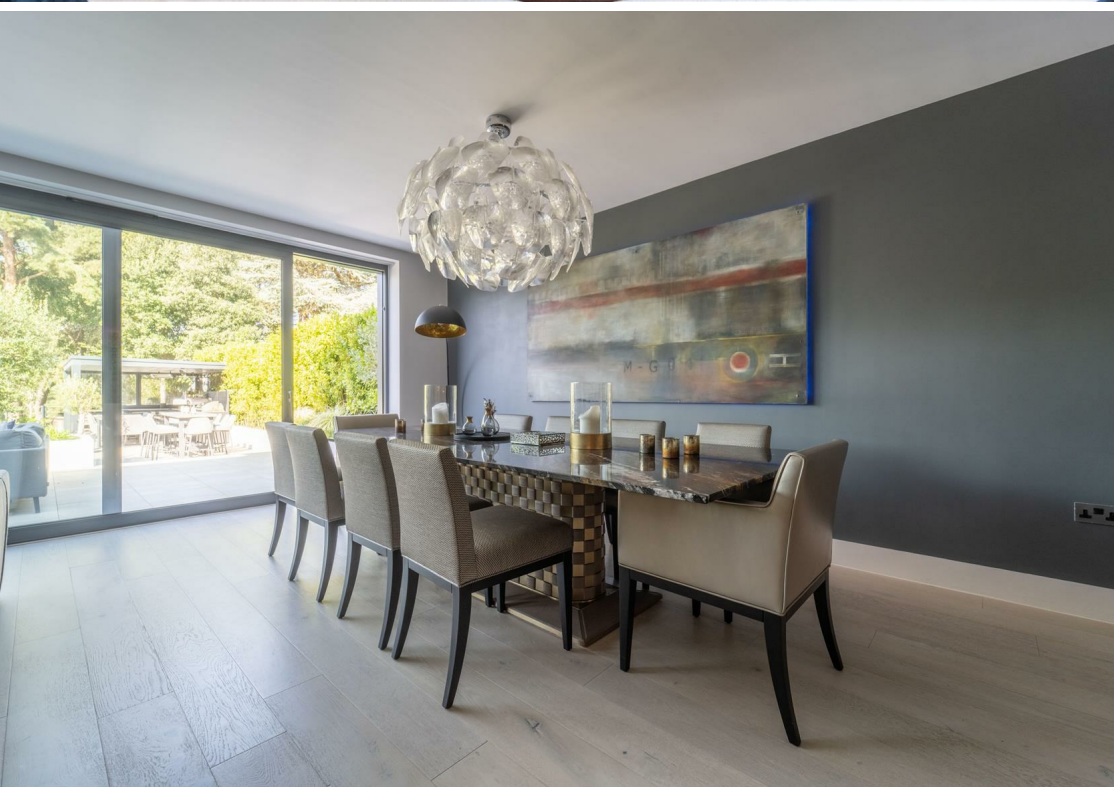


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- LOCK UP AND LEAVE
- CLOSE TO VILLAGE AND BEACH
- VERSATILE ACCOMMODATION
- AMAZING VIEWS
- SUNNY WEST FACING
- QUIET LOCATION
- ARRANGED OVER 3 FLOORS
- OPEN PLAN LIVING
- HIGH SPECIFICATION THROUGHOUT
- NO FORWARD CHAIN GARDEN

A SPECTACULAR and CONTEMPORAY HOME extending to over 4,000 SQ FT nestled in a quiet corner of Canford Cliffs, adjoining Parkstone Golf Course and just a SHORT WALK TO BEACHES. Designed for both entertaining and simple life. NO FORWARD CHAIN







This highly sophisticated and individual dwelling offers the very best of contemporary living. It occupies a private plot in arguably the most exclusive enclave of Nairn Road, one of the most sought-after locations in Canford Cliffs. The property was built in 2019 to an exceptionally high standard and has since been sympathetically extended and upgraded by the current owners.

The home is beautifully presented with pristine finishes chosen from a palette of neutral and earth tones. The high-end specification features modern technology and amenities such as intelligent lighting, an integrated audio system, underfloor heating, air conditioning (to the second floor), a secure alarm system, and CCTV all of which can be controlled remotely from anywhere in the world.

The accommodation is bright and spacious throughout, extending to over 4,000 sq ft, and has been imaginatively laid out with vast areas of glass maximising views of the private grounds, golf course, and harbour beyond.

The principal living space is given over to an impressive informal living/dining area and a highly luxurious fitted kitchen with an American-style double island, stone tops, and a comprehensive range of integrated appliances. This space opens onto the rear garden via sliding patio doors, making it ideal for modern-day family life. Further accommodation on the ground floor includes a downstairs WC, a large utility room, and an integral double garage.

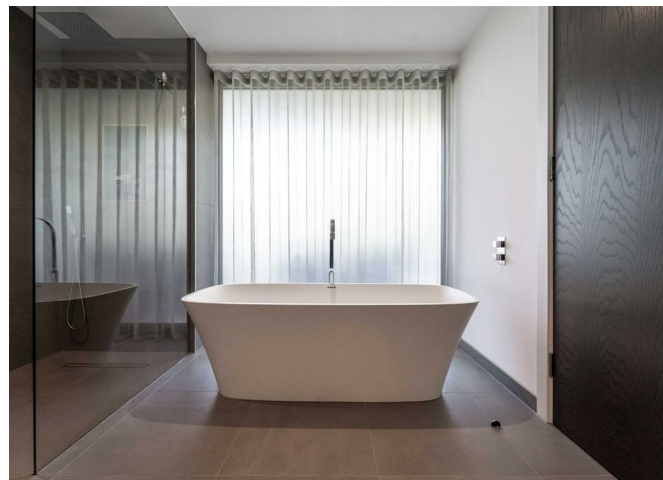
Easy-rising stairs lead to the first-floor landing and three generous bedroom suites. This includes the spacious principal bedroom, which is a particular feature of this home, complete with its fully fitted walk-in wardrobe and dressing area, modern luxury en-suite bathroom, and extensive balcony that enjoys wonderful views. Bedrooms two and three also have ample wardrobe space and each features an en-suite.

On the second floor is a further bedroom with a dressing area, en-suite, and private south-west facing balcony. A cinema room completes the accommodation.

Externally, the property is set back from the road behind secure electric gates, which lead to a generous driveway offering ample off-road parking and access to the double garage.

The west-facing rear garden is private, sunny, and has been landscaped to an imaginative design while remaining extremely low-maintenance, featuring a lawned area, mature borders, and irrigation. Further benefits include a professional, fully fitted, and covered Grillo outdoor kitchen with a built-in BBQ, pizza oven, fridge, ice cooler, and storage, making it a wonderful space for entertaining.

The location is perfect for anyone making a lifestyle move to the area. The property is close to Canford Cliffs village and nearby chimes, yet it remains tranquil compared with other popular roads just a short distance away.



Nairn Road is widely regarded as one of the most exclusive and sought after residential addresses within the prestigious coastal enclave of Canford Cliffs. Characterised by its quiet, leafy streets and high level of privacy, this premier road offers an ideal setting for those seeking a tranquil coastal lifestyle just half a mile from the heart of Canford Cliffs village, where you can enjoy an array of boutique shops, artisan cafés, and popular restaurants.

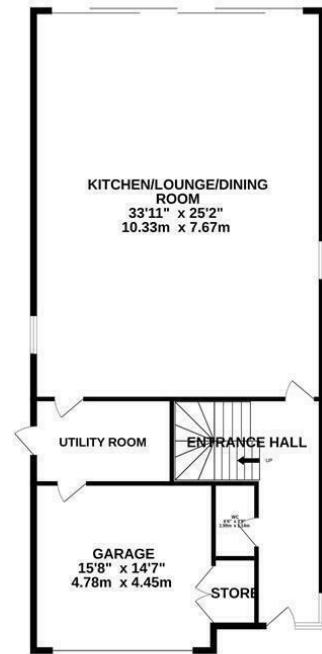
For outdoor enthusiasts, the area's famous scenic chines provide beautiful, wooded pathways that lead directly down to pristine, Blue Flag sandy beaches. The world-class sailing facilities of Poole Harbour and the renowned Parkstone Golf Club are both just a short distance away, while the fashionable peninsula of Sandbanks sits close by. The broader shopping and entertainment hubs of Poole and Bournemouth town centres are within easy reach.

The location also offers excellent transport links. Direct mainline rail services to London Waterloo are accessible from nearby Branksome and Bournemouth stations, whilst Bournemouth Airport is just a short drive away, offering a convenient range of domestic and international flights.

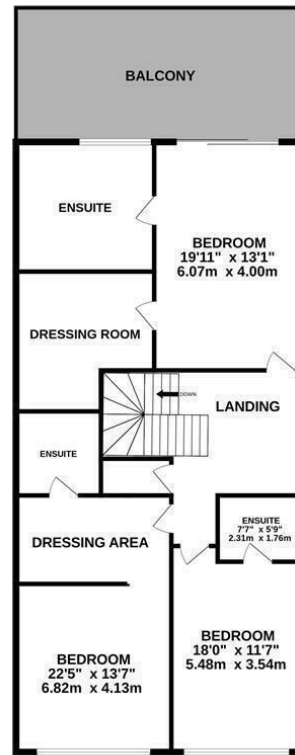
Nairn Road stands as a perfectly positioned, highly desirable sanctuary for modern coastal living.



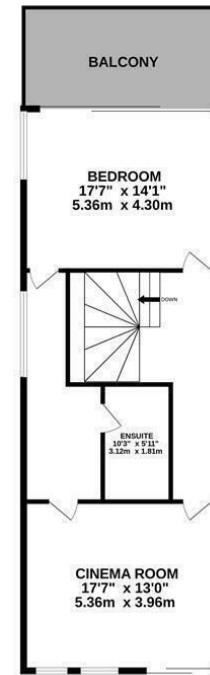
GROUND FLOOR
1519 sq.ft. (141.1 sq.m.) approx.



1ST FLOOR
1489 sq.ft. (138.3 sq.m.) approx.



2ND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 4080 sq.ft. (379.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band H EPC Rating B

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.

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