



Newton Road | Canford Cliffs | Poole | BH13 7EX

£2,350,000

BEEZUMS



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- **RECENTLY REMODELLED & REFURBISHED**
- **QUIET ROAD**
- **WONDERFUL GARDEN**
- **CHOICE OF RECPTIONS**
- **SHORT WALK TO BEACH**
- **LARGE PLOT**
- **FOUR/FIVE BEDROOMS**
- **GUEST OUTBUILDING**

A premium 4/5 bedroom detached home on an INCREDIBLE 0.4-ACRE PLOT within a quiet road, in the heart of Canford Cliffs.

WALKING DISTANCE TO THE BEACH and village amenities. This exceptional property features a SPECTACULAR OPEN-PLAN KITCHEN/LIVING AREA, a large level garden, and a DETACHED GARAGE WITH A SELF-CONTAINED GUEST ANNEX.







Perfectly positioned on a quiet, tree-lined residential road, this home offers a highly desirable coastal lifestyle. It sits within easy walking distance of the beautiful Canford Cliffs Beach, renowned for its golden sands and Blue Flag status. The property is just a short stroll from the vibrant Canford Cliffs Village, with its boutique shops, artisan bakeries, and premium gastropubs.

Set proud on a 0.4-acre plot in this prestigious area, this beautiful home combines substantial space with stylish design. The property is approached via a generous driveway that provides ample off-road parking and access to a detached garage.



Inside, a bright central hall leads to a versatile ground-floor bedroom or study. The elegant formal sitting room features a bay window with a window seat, wall panelling, and a fireplace, while a separate reception room works perfectly as a formal dining room. Serving the ground floor is a contemporary shower room.

The heart of the home is the spectacular, light-filled open-plan kitchen, dining and living area, complete with skylights and bi-fold doors that open fully to the garden. This space features a Shaker-style kitchen with quartz countertops and premium Smeg appliances, supported by a practical utility room with external side entrance.

Upstairs, a bright landing leads out to a south facing balcony. The principal bedroom suite benefits from a vaulted ceiling, walk-through fitted wardrobes, and a luxury en-suite shower room with dual sinks. A second bedroom enjoys its own en-suite shower room, while two further bedrooms share a beautifully finished family bathroom with a separate bath and shower.



The generous, level and sunny rear garden is an exceptional feature the property, offering a large lawn, a raised garden bed, and an expansive patio designed for al fresco entertaining making it a perfect space for family life.

Adding excellent versatility, the detached garage includes a separate rear annex complete with a bedroom and shower room, ideal for guests.



LOCATION

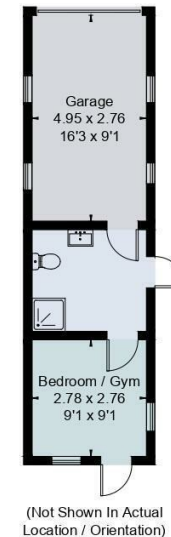
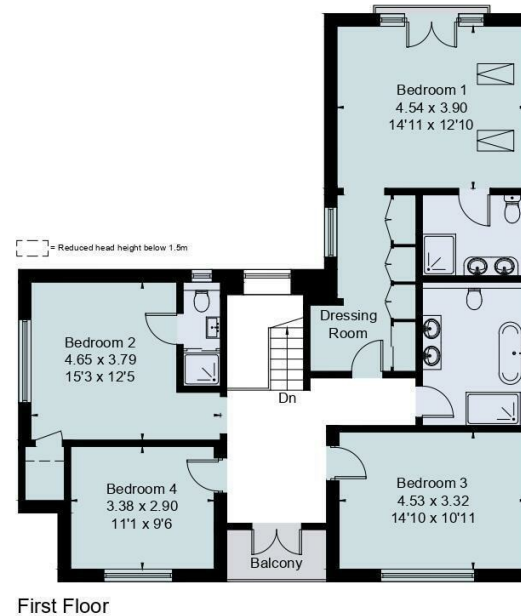
Canford Cliffs Village is renowned as one of the area's most prestigious residential enclaves, boasting a vibrant collection of café bars, restaurants, and artisanal boutiques.

The local property landscape is exceptionally diverse, showcasing everything from opulent luxury apartments to striking, contemporary cliff-top residences. Just moments away, the world-famous Sandbanks Peninsula and Poole Harbour offer pristine sandy beaches, premier marinas, elite yacht clubs, and an extensive array of water sports facilities.

For golf enthusiasts, the 18-hole Championship Parkstone Golf Club is situated roughly one mile away, while the bustling town centres of Poole and Bournemouth are both easily accessible just two miles equidistant.



Approximate Floor Area = 254.6 sq m / 2740 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Outbuildings = 15.0 sq m / 161 sq ft
 Total = 283.2 sq m / 3047 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95794

Council Tax Band G EPC Rating D

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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