

Luxury+Prestige

CALIVISTA

55 CANFORD CLIFFS ROAD, CANFORD CLIFFS, POOLE, BH13 7AQ



















TAKE A STEP INSIDE



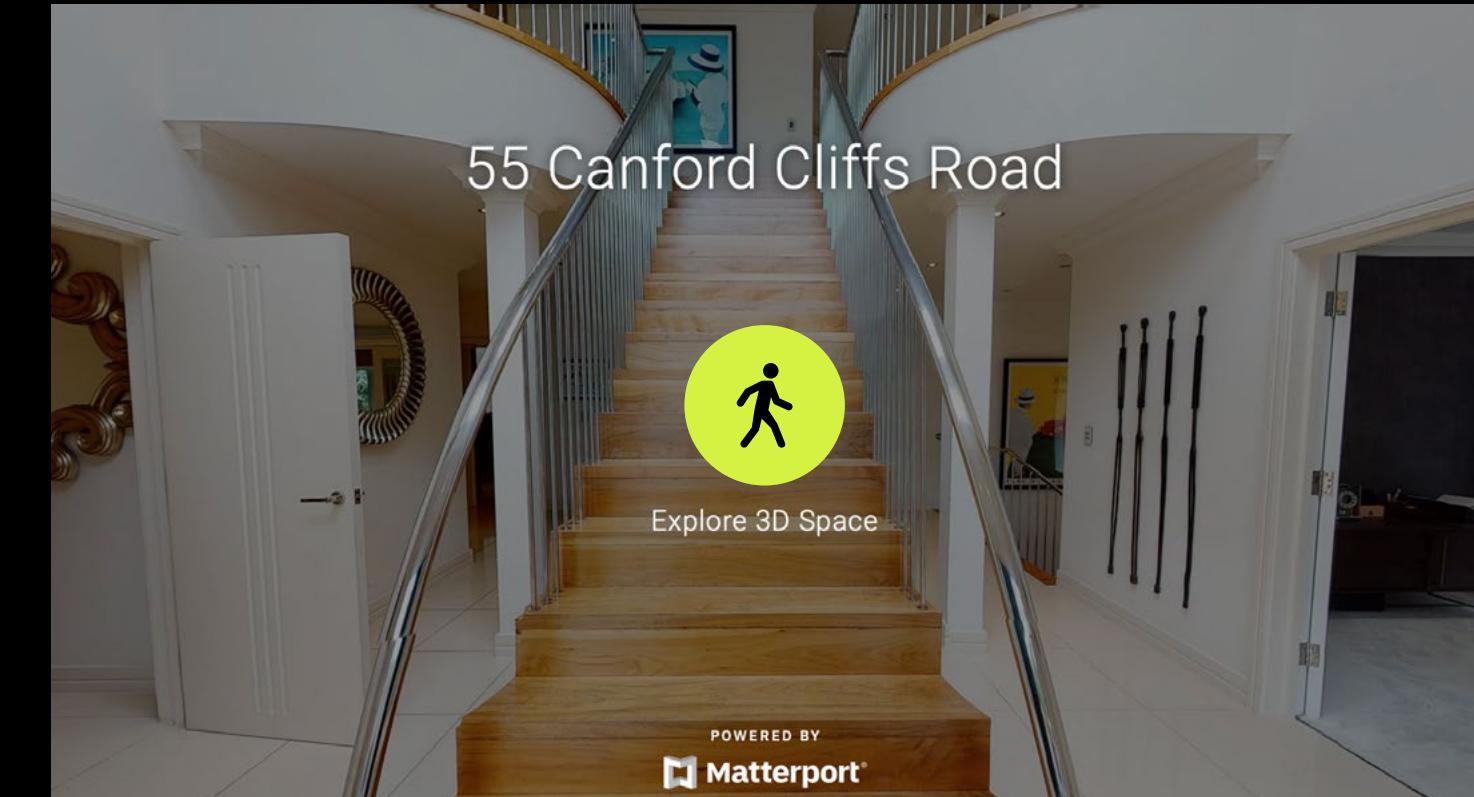
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

Floorplan

Calivista, 55 Canford Cliffs Road
Canford Cliffs, Poole, BH13 6ED

GROSS INTERNAL AREA

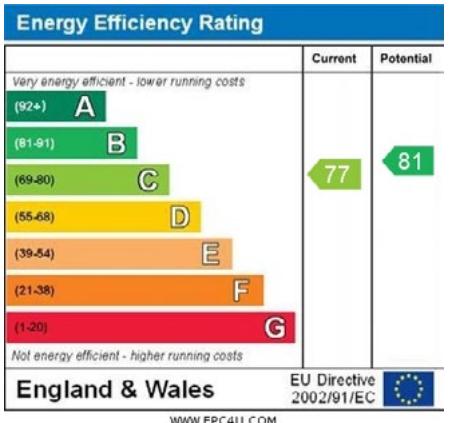
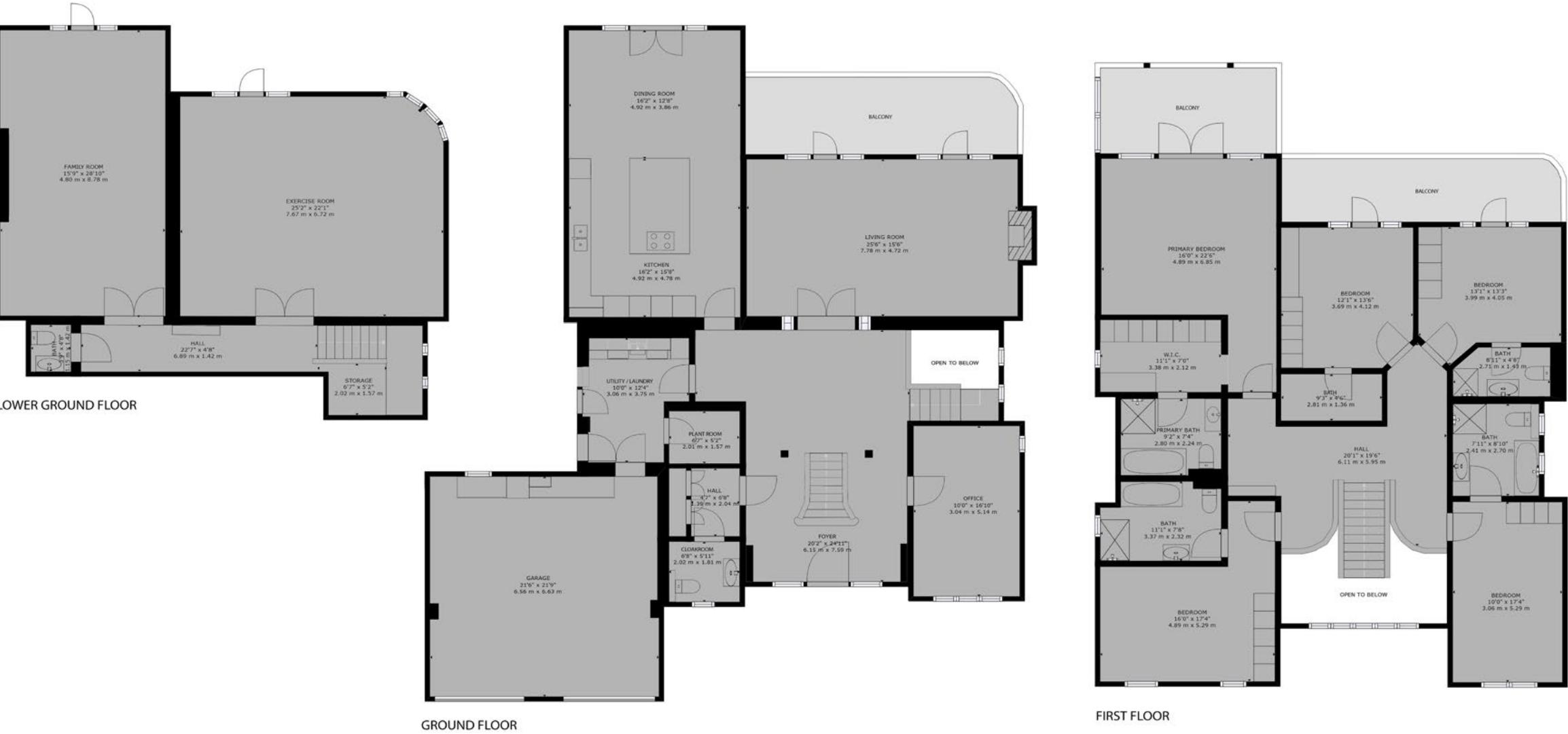
House:

Ground Floor: 1,273 sq. ft / 118 m²
First Floor: 1,801 sq. ft / 167 m²
Second Floor: 1,724 sq. ft / 160 m²
Total: 4,798 sq. ft / 445 m²

Outbuilding: 467 sq. ft / 43 m²

Overall Total: 5,265 sq. ft / 488 m²

Sizes and dimensions are approximate, actual may vary.



Summary

The house was built by one of the area's leading boutique developers to a unique design and was newly purchased by the current owners in 2009.

The accommodation extends to 5,265 square feet including an impressive reception hall with a highly contemporary bespoke staircase. The middle floor comprises a kitchen family room, a formal sitting room with dedicated sun balcony, a large study which could also be used a snug as well as a large utility / laundry room and a cloakroom. At garden level there are two additional sitting / family rooms. Currently one is used as a gymnasium and the other as a cinema room. Both rooms connect to the spacious grounds via a private sun terrace.

There are five bedrooms on the first floor, each with private en suite facilities. Naturally the expansive primary suite is the most luxurious with a walk through dressing room and a private sun balcony. The high end specification includes mod cons such as programmable lighting, under floor gas fired central heating and of course concrete floors. Outside the enclosed driveway offers generous guest and casual parking and the plot, which extends to nearly three quarters of an acre, includes a secluded garden with a large level lawn. There is also a large double garage and all of this is protected by a home security system. The accommodation on offer is extremely versatile and the garden level suite of rooms could be perfect for a number of uses, especially for people working from home.

Details

Guide Price: £2,295,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £189,150**

Additional Home £303,900**

** based on guide price

Local Authority: BCP Council

Council Tax: Band H
2025/2026 £4,509.88pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + Extends to 5,265 sq ft
- + Impressive galleried entrance
- + Five bedrooms, all en suite
- + Luxurious master suite
- + Choice of balconies
- + Beautiful garden
- + High end specification
- + Programmable lighting
- + Gated driveway
- + Generous guest parking

Our team



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Property ref:

1121

Published:

November 2025



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