# Two Gables, 9 Newton Road, Canford Cliffs, Poole BH13 7EX

£2,300,000

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# Two Gables

## Canford Cliffs

Elegant architecture and contemporary living come together at Two Gables, a thoughtfully reimagined sizeable family home occupying a private plot of approximately 0.4 acres on one of Canford Cliffs' most sought after roads. Extensively remodelled and enlarged, the property now extends to circa 3,000 sq.ft of versatile accommodation.

At its heart are exceptional open plan living and entertaining spaces that open onto an unusually wide level lawn and contemporary flagstone landscaping, creating a sense of openness and privacy. Located just 200 metres from Canford Cliffs Village and approximately 800 metres from the area's renowned sandy beaches via Canford Cliffs Chine, Two Gables is being offered to the open market for the first time in more than fifty years. It presents a rare opportunity to acquire a substantial family home in one of the South Coast's most desirable coastal settings.

# Key Features

- Exceptional property on a private plot of approx. 0.4 acres
- Approaching 3,000 sq.ft of beautifully remodelled accommodation
- 800m to beach via Canford Cliffs Chine
- Large flagstone sun terrace and immaculate lawned garden
- Choice of reception rooms, ideal for family living and home working
- Four or five bedrooms - three ensuite
- Principal suite with vaulted ceiling, fitted dressing room and luxury ensuite
- Versatile ground floor bedroom, guest suite or study
- Naturally calm decor including contemporary parquet flooring
- Detached garage with ancillary accommodation including bedroom / gym & shower room
- 200m level walk to Canford Cliffs Village amenities
- Extensive gated frontage and plentiful parking
- Council Tax G: £3,999.98
- EPC Rating: D
- Freehold

ABOUT THIS PROPERTY:

While the distinctive façade reflects the property's established origins, the interiors have been comprehensively reconfigured to create light-filled spaces that feel calmly contemporary and yet is highly functional for modern family life.

The accommodation extends to four or five bedrooms and four bathrooms, providing an exceptional level of flexibility. A versatile ground floor room can function equally well as a fifth bedroom, guest suite, study or dedicated home office, allowing the layout to evolve alongside changing family requirements. A choice of reception spaces provides clear separation between entertaining and quieter day to day living, creating a home that is equally suited to family life, home working and hosting guests.

The hub of the home is the south-facing kitchen family room designed as a highly sociable environment centred around a substantial island. Distinct areas for cooking, dining and informal seating create natural gathering spaces, while extensive glazing and roof lanterns flood the room with natural light throughout the day. Architectural bi-fold doors open to the terrace and garden via a flush threshold, dissolving the boundary between the interior and the exceptional outdoor space.

The principal bedroom suite occupies a prime position on the first floor overlooking the garden via a Juliet balcony. It provides a refined retreat with a vaulted ceiling, custom fitted dressing area and a luxurious ensuite shower room. The remaining three bedrooms on this floor are generously proportioned and thoughtfully arranged, supported by a combination of ensuite and family bathroom facilities, and a shared westerly aspect balcony.

OUTSIDE:

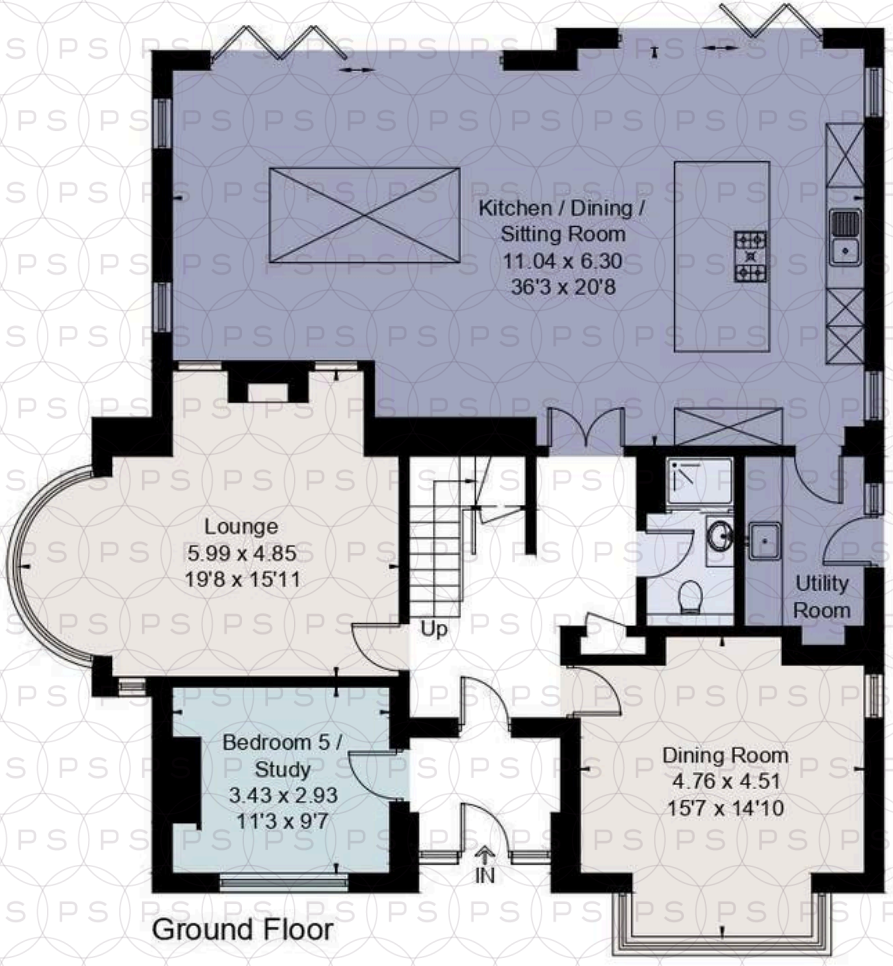
The garden is undoubtedly one of the property's defining features and exceptionally rare for such a central Canford Cliffs location. Extending to approximately 0.4 acres, the plot provides a remarkable expanse of level lawn that creates both privacy and versatility. The broad entertaining terrace naturally extends the living space outdoors and provides an outstanding setting for summer dining, family gatherings and larger scale entertaining. Mature planting frames the garden beautifully, creating a secluded backdrop that belies the property's convenient location.

A detached garage is complemented by ancillary accommodation incorporating a bedroom and shower room, offering excellent flexibility for guests, independent teenagers, staff accommodation or a dedicated home office / gym.

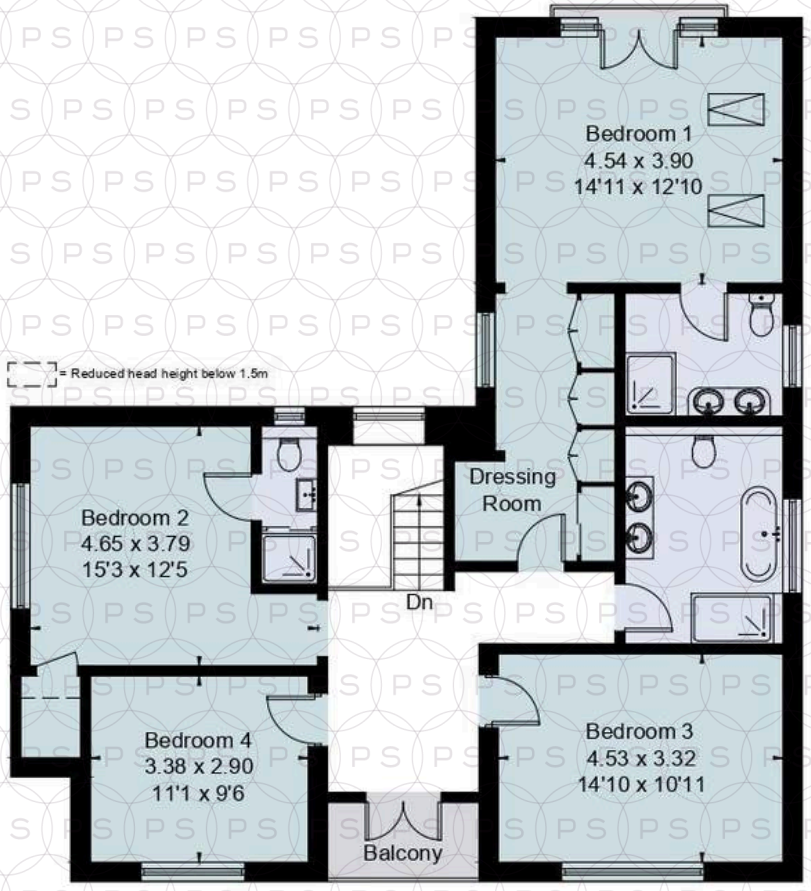
LOCATION:

Newton Road is regarded as one of the area's most prestigious residential addresses. Canford Cliffs Village is within an easy level walk and offers an excellent selection of cafés, restaurants, delicatessens and everyday amenities. The beach is reached is approx. 800 metres away reached via Canford Cliffs Chine, providing direct access to miles of renowned Blue Flag coastline. Nearby, leisure facilities include Parkstone Golf Club, the yacht clubs and marinas of Poole Harbour and extensive watersports facilities. Mainline rail services from Parkstone and Poole provide direct connections to London Waterloo in approx. two hours, making this an exceptional coastal location for a hybrid of city and coastal lifestyles.

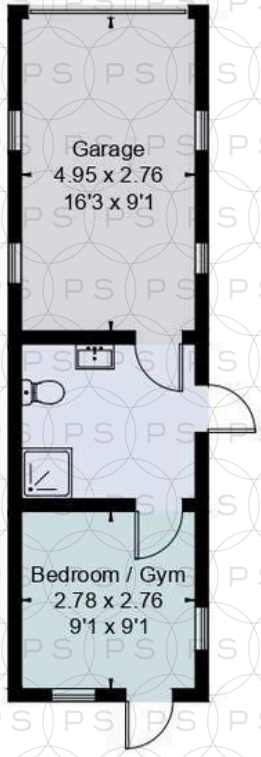
Approximate Floor Area = 254.6 sq m / 2740 sq ft
Garage = 13.6 sq m / 146 sq ft
Outbuildings = 15.0 sq m / 161 sq ft
Total = 283.2 sq m / 3047 sq ft




Ground Floor




First Floor




(Not Shown In Actual Location / Orientation)

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

# Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk



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