

TO LET

Lapis, 138 Canford Cliffs Road,
Poole, Dorset BH13 7ER



PHILIPPA SOLE



£5,500 pcm

6 Bedroom

6 Ensuite

Large Stylish Entrance Hall

Open Plan Kitchen/Dining Room

Beautiful Living Room

Separate Study/Family Snug

Gated Driveway

Integral Double Garage

Band H:£3631

About this property

This breathtaking, modern 6 bedroom home spans 5,665 sq ft in a secluded lane, nestled amongst just 3 luxurious properties. This rare home is finished to an impeccable standard, featuring a sprawling terraced area, opulent living spaces and the highest specifications of facilities. Offered unfurnished for long term rental.

Upon entering the property, the entrance hall leads you to the beautifully appointed kitchen/dining room which is adjacent to the large family/living room, leading directly onto the South Westerly terrace area and private garden. The ground floor also benefits from a warm and inviting snug/TV room and separate study. On the Lower Ground floor, you are greeted by a 34ft x 20'8 guest bedroom suite, complete with an en-suite shower room, which offers versatility to be used as a games room or spa area, subject to permissions. On the first floor there are four double bedrooms, all benefitting from luxurious en-suite facilities and stylish dressing areas. The master bedroom certainly has the wow factor on the top floor, complete with a breathtaking en-suite bathroom and very generous balcony.

Location

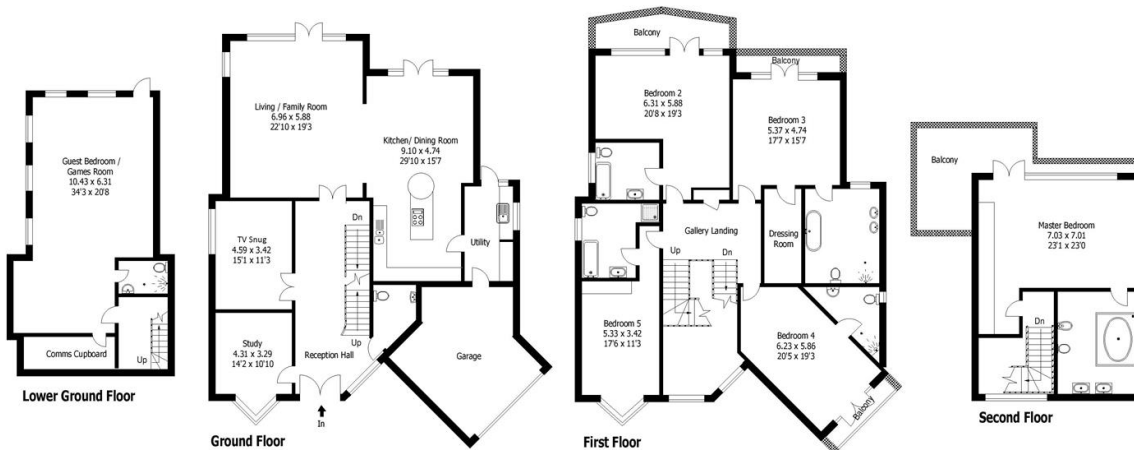
The famous shores of Sandbanks and Poole Harbour are just minutes away from Lapis. The property is located within walking distance of Canford Cliffs Village, offering local gems such as The Cliff, The Plantation and Loch Fyne. Other local amenities include hair and beauty salons, wine bars, a coffee saloon, a convenience shop and Post Office. The local train stations at Parkstone and Poole are within a 10 minute drive, providing a direct line into London Waterloo in under two hours.





Lapis, Canford Cliffs Road, Canford Cliffs

Approximate Gross Internal Area > 526 sq m / 5665 sq ft



For identification purposes only, not to scale
Created using existing drawings and dimensions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		82	85
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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