

Whitecliff Rd, Whitecliff,  
Poole, Dorset BH14 8DX

**HEARNES**

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# Whitecliff Road, Whitecliff, Poole BH14 8DX

## Freehold Price £2,495,000

An outstanding brand-new detached home set on the edge of Whitecliff Harbourside Park, with far reaching views over Poole Harbour and Parkstone Bay Marina all cushioned by the Isle of Purbeck beyond. This ultra-modern property is set over 4 floors and includes a passenger lift and feature illuminated stairways to all floors. There are generous southerly balconies on 3 floors all benefitting from the wonderful views as well as a low maintenance rear garden which has a large terrace ideal for entertaining with full width doors from the kitchen. The specification throughout is of utmost quality and style combined with modern technology such as smart lighting and sound systems, underfloor heating and contemporary building materials and finishes. The versatile accommodation includes superb open plan living spanning the entire first floor, a further 'sky lounge' on the top floor with bar and a balcony with the best views in the house. The master bedroom is on the second floor along with a beautifully fitted en suite bath/shower room, private balcony and walk-in wardrobe. There are two further bedrooms and a luxurious family shower/bathroom on this floor, a bedroom and shower room on the top floor, whilst on the ground floor are 2 rooms which could be bedrooms (or a study and a gym/hobbies room or a snug) along with the media room that has a large TV and sound system installed. The ground floor also has a good size utility room, double garage, cloakroom and shower room. Overall, the accommodation spans an impressive 4,380 sq ft including 3 splendid balconies.

- Ultra-modern brand-new detached home of 4,380 sq ft including approximately 500 sq ft of balconies
- Panoramic views over Poole Harbour, Whitecliff Park, Brownsea Island and Parkstone Bay marina
- Versatile accommodation including a fantastic open plan first floor lounge/dining/kitchen/breakfast room, plus 'sky lounge', media room, study, 5 bedrooms, 4 bathrooms and a utility room
- Stunning illuminated stairways plus passenger lift to all floors
- Double garage with electric door and personal door to utility room
- Low maintenance rear garden with lovely entertaining terrace adjoining the kitchen
- Underfloor gas fired central heating and double glazing
- High quality building materials affording contemporary finishes both internally and externally
- Superb master suite with harbour views from bedroom, balcony and bath plus a fitted walk-in wardrobe/dressing room
- Stunning kitchen fittings and work surfaces, opening to large terrace and low maintenance rear garden

Whitecliff is an established and sought after residential area adjacent to the harbourside park with Poole Park just a few hundred metres away. Lilliput is approximately a mile away with it's range of local amenities including a Tapas bar and artisan bakery. There are various marinas within easy striking distance with the closest just the other side of Whitecliff Park. The fabulous Parkstone Golf Course is just a mile and a half away and the sandy bathing beaches that the area is famous for are just over 2 miles away.

Canford Cliffs Village – 2.3 miles; Sandbanks – 3 miles; Poole Town Centre – 1.5 miles; Mainline Railway Stations – 1 mile and 1.6 miles; Bournemouth Town Centre – 4.5 miles; Bournemouth Airport – 9 miles; Southampton – 35 miles; London 110 miles.

Council Tax Band H

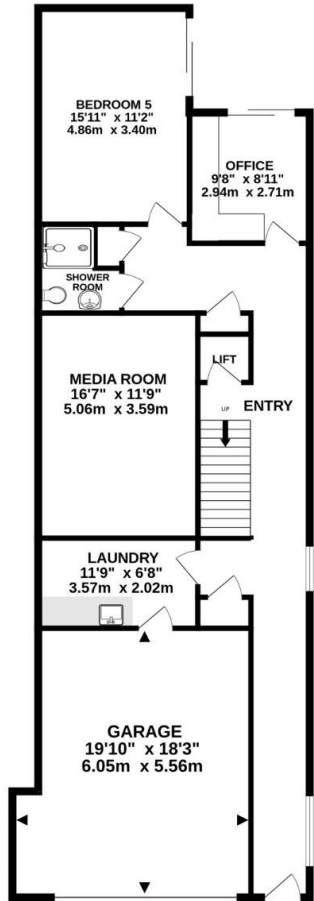
EPC Rating B



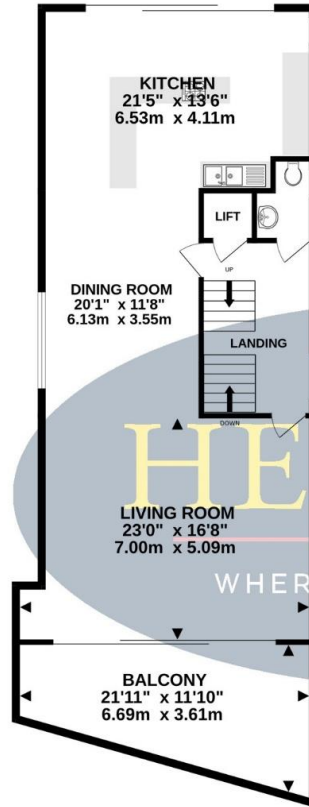




GROUND FLOOR  
1260 sq.ft. (117.1 sq.m.) approx.



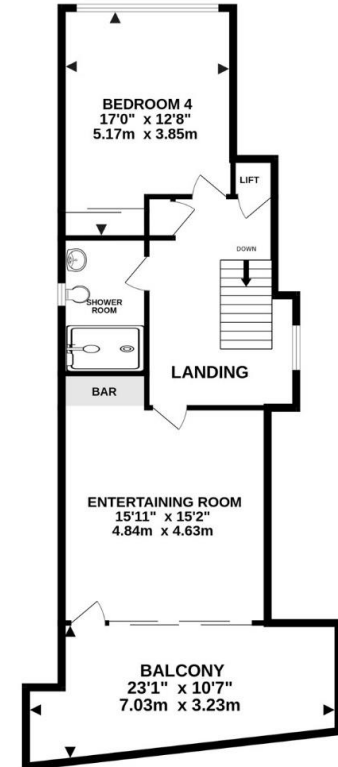
1ST FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



2ND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



3RD FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 4380 sq.ft. (406.9 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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