

FOR SALE

100 Canford Cliffs Road, Canford
Cliffs, Poole, Dorset BH13 7AE



PHILIPPA SOLE



£1,650,000

No forward chain

Total Area: 255 sq.m / 2,753 sq.ft

4 double bedrooms & a single / office room

Large kitchen/dining/day room

Two reception rooms

Three bath/shower rooms

Large south/west facing garden

Gated driveway leading to two single garages

BAND G: £3579.59

Freehold

About this property

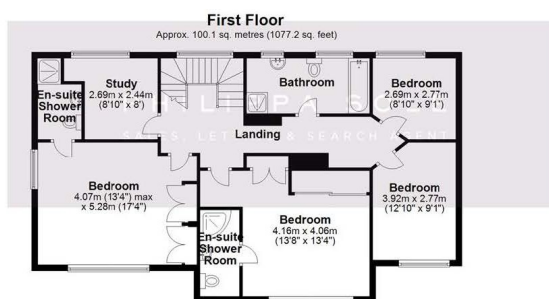
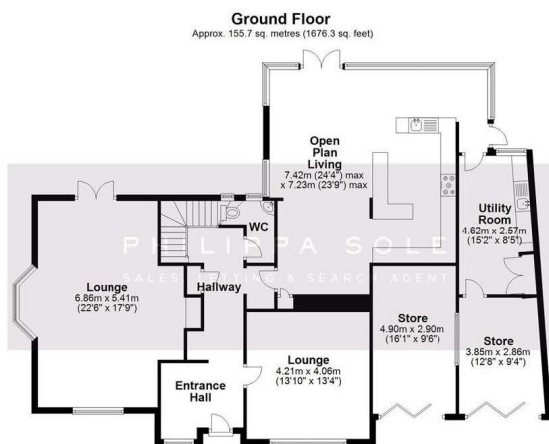
A much-loved, 5 bedroom, family home, owned by the present family for over 35 years, sits on a gated plot of approx. half an acre. The sweeping driveway provides ample off road parking and the property offers scope for the next owner to make it there forever home.

Upon entering, you are greeted by a bright and inviting hallway. To the left, the double-aspect lounge sets the tone for elegant yet comfortable living. With a feature fireplace, bespoke built-in units, solid wooden floors, and French doors opening onto the rear garden. On the right-hand side of the entrance hall, the dining/playroom, offering versatility as a formal dining area, family playroom, or even a home office. Continuing through the hallway, you'll find practical features including under-stair storage and a convenient downstairs toilet. At the rear of the property lies the heart of the home: an expansive kitchen/dining/day room. This space, with its excellent proportions, is ideal for modern family living. The kitchen is fitted with an abundance with units, integrated appliances, and generous worktop space. From the living areas, there is direct and level access to the rear garden through large glass doors. The spacious utility provides a secondary entrance that connects directly to one of the garages—perfect for managing muddy boots or pets before entering the main home. An elegant Art Deco-style staircase leads to the first floor, where five generously sized bedrooms await. The two largest bedrooms are complemented by their own en-suite shower rooms, while the remaining three bedrooms share a well-appointed family bath and shower room. The extensive, fully boarded loft provides excellent storage and offers potential for conversion, subject to the necessary planning permissions. Outside, the level rear garden is a standout feature, offering a high degree of privacy. A large, paved terrace directly off the house is perfect for entertaining, dining, or simply soaking up the sun. A hidden garden area, complete with garden sheds, a children's bespoke tree house, and a vegetable patch, adds charm and functionality to this outdoor haven.

Location

The famous shores of Sandbanks and Poole Harbour are just minutes away, providing an array of water sports facilities and marinas. The property is located within walking distance of Canford Cliffs Village, offering local gems such as The Cliff, The Canford, an award winning delicatessen and a handy new Tesco local store. Other local amenities include hair and beauty salons, wine bars and the Harbour Heights Hotel, perfect for enjoying a glass of something refreshing, whilst absorbing stunning harbour views. The local train stations at Parkstone and Poole provide a direct line into London Waterloo in approx. two hours.





Total Area: approx. 255.8 sq.meters (2753.4 sq.feet)
Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and except to responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5cm/3inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas.

| 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 | | | |
| England, Scotland & Wales | | 69 | 77 |

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