

FOR SALE

Oakleigh, 4a Nairn Road, Canford  
Cliffs, Poole, Dorset BH13 7NG



PHILIPPA SOLE





£2,895,000

—  
Stunning presentation

Views over the golf course

4 double bedrooms

Luxurious family bathroom plus  
two en suites

3 reception rooms plus a study

Contemporary and stylish  
kitchen/dining room

In excess of 3200 sq ft of living  
accommodation

Double garage and off road parking

Band H: £4295.50

Freehold

[Click here for virtual tour](#)

## About this property

You could be mistaken for thinking that this is a newly built property. This stunning home has been extensively refurbished by the present owners creating luxury living with exceptional presentation. The accommodation includes: four double bedrooms, large family bathroom plus two en suites, four receptions and a "Tom Howley" kitchen/dining room. Landscaped gardens, open views over Parkstone Golf Course and just 600m from Canford Cliffs Village and under 400m from the local beach.

The grounds are accessed via remote controlled gates, leading to an extensive driveway and a generous double garage. The garden has been created for maximum enjoyment and minimal effort. The patio enjoys the sun through the day with central lawn feature and mature seasonal planting. A clear glass balustrade parts with steps leading to a tucked away lower decked area. Beyond that, the garden slopes down to the golf course with a private gate for those with membership.

The tone is immediately set when entering the property, to an impressive entrance hall with a commanding glass and wood staircase taking centre stage. From here your eye is immediately drawn to the view of the golf course, which opens out once you enter the kitchen/dining room, which is without doubt the heart of this home. The bespoke designed "Tom Howley" kitchen is highly luxurious, with a range of Shaker style units, Miele and Fisher Paykel appliances all complemented by Quartz worktops. Large sliding patio doors, allow you to enjoy the view and lead to the level rear garden. The remainder of the ground floor offers versatility of use, however the present owners enjoy a slightly formal family room with stunning Amtico Parquet flooring and a feature Sandstone fire surround house a gas fire.

## Location

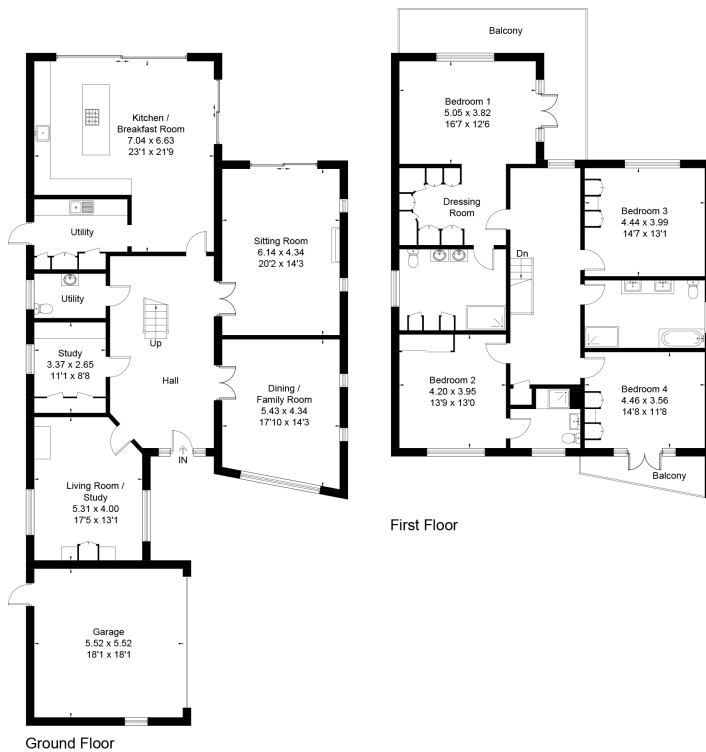
This is the perfect location for making a lifestyle move. A short pleasant walk to Canford Cliffs village provides a wonderful meeting place with selection of cafés, restaurants and various privately owned businesses. Nearby is "Flaghead Chine" leading straight to the award winning beaches, that this area is renowned for. The house sits within Lilliput and Baden Powell school catchment areas and Parkstone train station offers a direct link to London Waterloo in approximately 2 hours.







Approximate Floor Area = 300.5 sq m / 3234 sq ft  
 Garage = 30.2 sq m / 325 sq ft  
 Total = 330.7 sq m / 3559 sq ft



First Floor

Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		79	85
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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