

Nairn Road, Canford Cliffs BH13 7NH
Guide Price £1,400,000 Freehold

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Property Summary

A stunning detached home that enjoys a private positioning in arguably one of the area's most sought-after tree lined roads in the heart of Canford Cliffs, moments from award-winning sandy beaches, Canford Cliffs Village and Parkstone Golf Course. The origins of the design and orientation of the plot were carefully considered to create a home with generously proportioned rooms and a manageable sunny garden with a high degree of privacy.

Equally ideal for purchasers wishing to downsize, alternatively buyers wanting a home with further potential for creating further bedroom space, this property truly enjoys a wonderful location and an exceptional gated approach.



Key Features

- Large reception hallway with bespoke glass staircase
- Generous principal reception room with doors to the garden
- Formal dining room with access to the sunroom
- Kitchen/dining room with access to the kitchen garden and utility
- Principal bedroom with Juliet balcony and private ensuite
- Two further double bedrooms (potential to create additional bedroom space)
- Main bathroom with four-piece suite
- Landscaped sunny gardens and patio areas
- Gated approach with sweeping driveway and garage
- Stunning Sylvan location with a high degree of privacy



About the Property

On entering the property, there is a large reception hallway with a feature glass staircase that rises to the first floor. A door opens from the hallway to the principal reception room, which is flooded with light from dual aspect windows and double doors also open from this room to the gardens. A secondary reception room is in use as a formal dining room which has the benefit of opening to a sunroom that is perfectly positioned for both summer and winter sun. The kitchen is comprehensively fitted with a range of modern units and appliances and doors open from the kitchen to both a side conservatory and a useful utility room (which sensibly has a courtesy door affording access to the garage). There is also a guest cloakroom located on the ground floor.

The first floor is accessed via a bespoke staircase which leads to a large landing that allows access to all of the bedrooms. The principal bedroom is again dual aspect, therefore flooded with light and shares a similar feature to the living room with double doors opening to a Juliet balcony and a well-appointed private ensuite bathroom serves this bedroom. The two further bedrooms are both comfortable doubles and these in turn are served by the main bathroom which is a particularly good size and contains a four-piece suite. There is tremendous potential for enlargement of the first floor as the garage accommodation to the front could be extended over to create further bedroom space if required.

A feature we really like about this home is the arrangement and orientation of the plot. Whilst not traditional in layout as the majority of the gardens surrounding the property are located to the side and front of the house (there are also smaller areas of outside space to the rear and opposing side of the house), it quite simply works as the approach to the house gives such a high degree of privacy. It also allows the gardens to receive sun throughout the day and, in our opinion, provides the perfect solution for buyers wanting manageable and enjoyable grounds. The gated approach and sweeping driveway that leads to the garage complete the picture of this simply incredible and unique home.

Tenure: Freehold Council Tax: G (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138





Approximate Floor Area = 193.6 sq m / 2084 sq ft
Garage = 22.8 sq m / 245 sq ft
Total = 216.4 sq m / 2329 sq ft



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor







About the Location

Canford Cliffs village is well known for being one of the most prestigious places to live. It has a variety of café bars, restaurants and speciality shops and a mix of properties ranging from luxury apartments to contemporary designed cliff-top residences. The village is within a short distance of Branksome Chine and golden sandy beaches. Canford Cliffs is ideally situated giving access to Bournemouth and Poole, making it a very popular place to own a property.

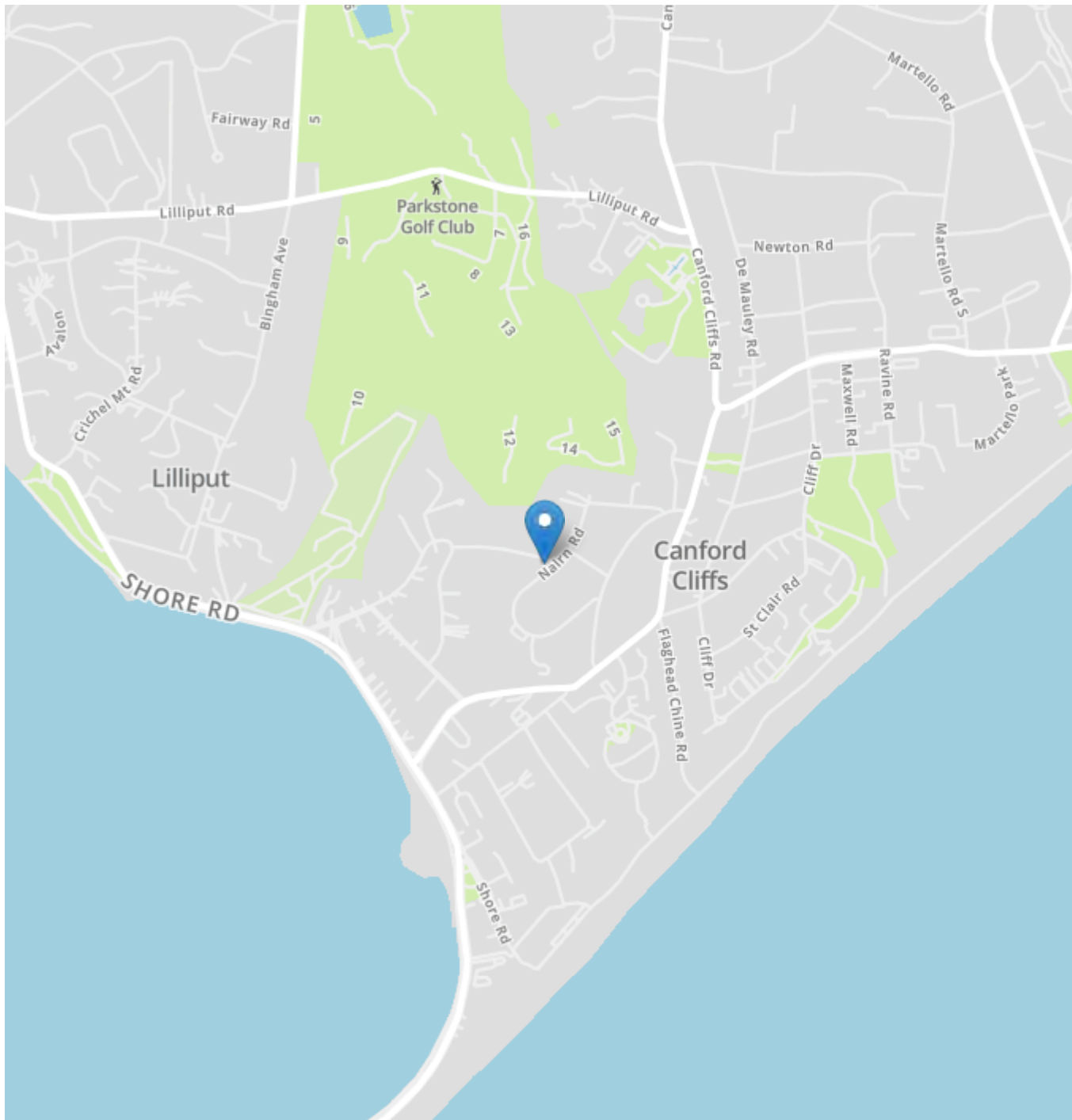



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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