

FOR SALE

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



PHILIPPA SOLE



£1,800,000

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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

No forward chain

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

BAND G: £3579.59

Freehold

## About this property

Substantial five bedroom, detached character house with large level garden, located in the much sought after Canford Cliffs area. The property offers spacious versatile living and is offered with no forward chain.

A much loved family home which is coming to the market for the first time in over 35 years. The gated entrance and sweeping driveway lead to the entrance. Upon entering the house you are greeted by the double aspect lounge to the left hand side. The lounge has a feature fireplace, built in units, solid wooden floors and French doors opening to the rear garden. To the right of the entrance hall, you find the dining/play room which looks over the front drive. Continuing down the hall you have under stairs storage, downstairs toilet and hall cupboard. From here you enter the large kitchen/dining/day room. This room offers great proportions and is the absolute heart of the house. The kitchen provides ample fitted units and a range of integrated appliances, leaving a large L shape for dining and living with views and access to a level rear garden. To the side of the kitchen is a generously sized utility room with rear access to one the the garages perfect for wiping those muddy feet before coming into the house. An 'Art Deco' style staircase leads you to the first floor landing, where you'll find five bedrooms. The two larger bedrooms are fitted with en suit shower rooms and the other three are serviced by the family bath/shower room. The extensive loft area is boarded and offers ample storage. There is definitely scope to extend subject to the relevant planning permission.

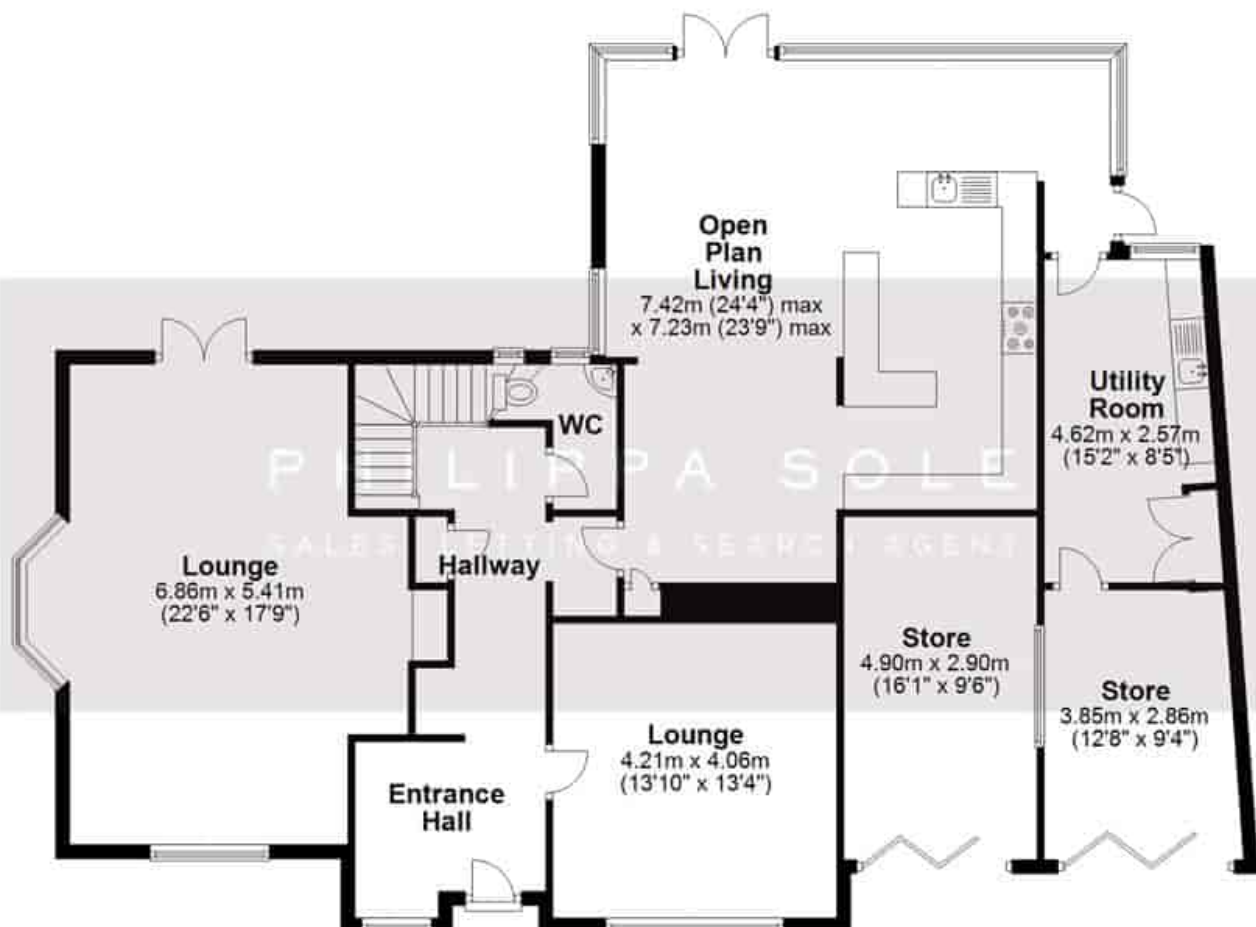
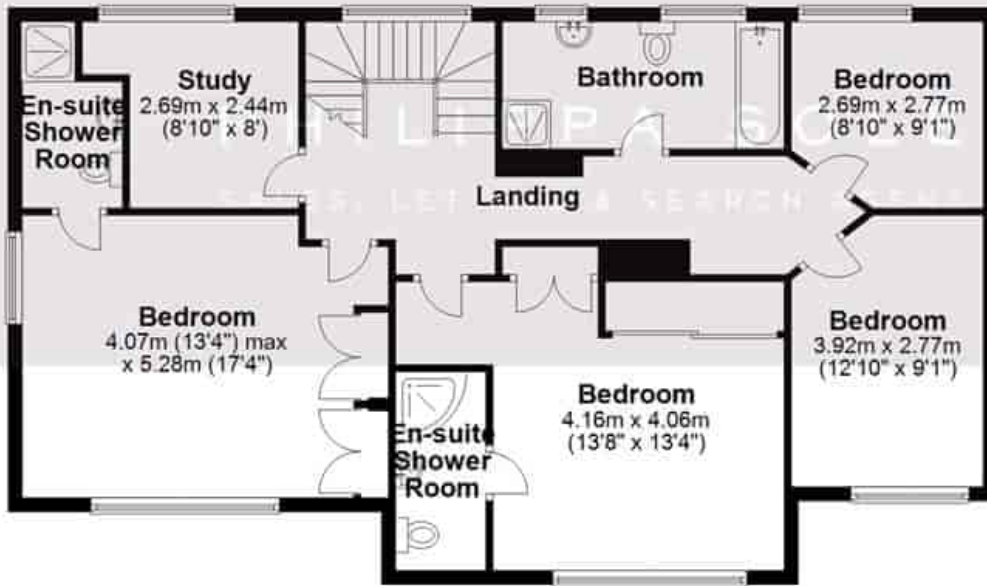
The level rear garden offers a good degree of privacy. The first section of the garden has a large paved terrace perfect for entertaining and sunbathing. This leads to the lawned area which is bound by mature trees and bushes and then onto the hidden garden, with garden sheds, children's bijoux tree house and vegetable patch area. The whole plot is approximately half an acre.

## Location

The famous shores of Sandbanks and Poole Harbour are just minutes away, providing an array of water sports facilities and various 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 are within a 10 minute drive, providing a direct line into London Waterloo in approx. two hours.

## First Floor

Approx. 100.1 sq. metres (1077.2 sq. feet)



Total area: approx. 255.8 sq. metres (2753.4 sq. feet)

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