

FOR SALE

55 Canford Cliffs Road,
Canford Cliffs, Poole BH13 7AQ



PHILIPPA SOLE



£2,450,000

5 double bedroom suites

Spacious kitchen / dining room
with balcony

Formal living room

Large gym opening onto garden

Cinema room

Study

Double garage & 3/4 acre garden

Seller has found onward purchase

Band H - £4,096.48

Freehold

About this property

An impressive and spacious family home extending to over 5000 sq ft of accommodation set within mature and private grounds extending to 3/4 of an acre and located just under a mile from Canford Cliffs Village.

Nestled in a sprawling 3/4-acre plot, this remarkable family residence presents an opulent living experience across a generous 5,119 square feet. Upon stepping inside, a grandiose galleried reception hall welcomes you with a striking custom staircase. This entrance grants access to the primary living areas, including the kitchen/dining room, utility room, a formal sitting room with its own sun balcony, and an expansive study that can easily transform into a second reception room or a play area. The lower level of the house unveils an impressive gym and a cinema room, both connected to the extensive grounds through a private sun terrace, offering a seamless blend of indoor and outdoor enjoyment. Ascending to the first floor reveals five bedroom, each complete with private ensuite facilities. The principle suite truly stands as the pinnacle of luxury, boasting a walk-through dressing room and a private sun balcony. The property is equipped with top-tier features, such as programmable lighting, underfloor gas-fired central heating, and resilient concrete floors, ensuring a fusion of style and practicality.

Outside, the enclosed driveway offers ample space for both guests and casual parking, while the plot encompasses a secluded garden with a generously sized level lawn. In summary, this luxurious family abode harmoniously combines refined living spaces, exceptional outdoor surroundings, and versatile functionality, creating the perfect retreat for discerning homeowners.

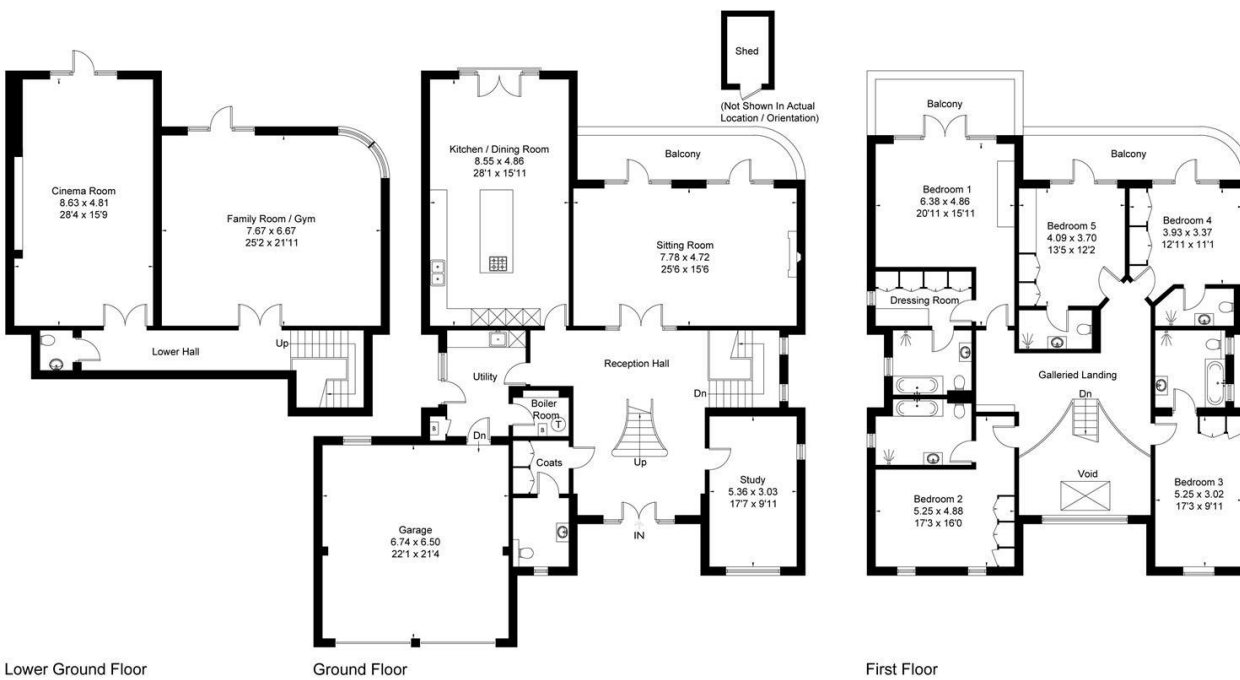
Location

Canford Cliffs Village is renowned as one of the most prestigious places to reside. It boasts an array of charming café bars, fine dining restaurants, and specialty shops. The housing options are diverse, ranging from upscale apartments to contemporary cliff-top residences. Additionally, the globally renowned Sandbanks Peninsula and Poole Harbour are in close proximity, offering safe sandy beaches, marinas, yacht clubs, and a wealth of water sports amenities. The esteemed 18-hole Championship Parkstone Golf Club is just around a mile away, and the more extensive towns of Poole and Bournemouth are equidistant at approximately two miles. For those looking to travel, the local train station at Branksome provides a direct route to London Waterloo in approx. 2 hours. Bournemouth and Southampton International Airports are easily accessible by train and road.





Approximate Area = 475.6 sq m / 5119 sq ft
 (Including Garage / Excluding Void)
 Including Limited Use Area (0.3 sq m / 3 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		77	81

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 312611

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England, Scotland & Wales EU Directive 2002/91/EC