

FOR SALE

25a Villa Nova, Ravine Road,
Canford Cliffs, Poole, Dorset BH13
7HT



PHILIPPA SOLE



£1,649,950

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Secluded & sunny south-westerly garden

4 double bedrooms - 2 ensuite

100m from Canford Cliffs village

Double garage

Extra wide plot with curb appeal

400m from footpath to beach

Heated outdoor swimming pool

Vendor suited

Council Tax Band G - £3413.73

Freehold

About this property

This property has impressive curb appeal thanks to being set back behind electric gates on an extra wide plot in one of Canford Cliffs most premier roads. Its outdoor swimming pool and delightfully secluded & sunny south-westerly aspect is perfect for year-round holiday vibes. Being just 400m from the footpath to the beach, is the icing on the cake for this family home.

The impressively large entrance hall warmly greets you and draws you in through double doors into the dining room, which in turn opens into a lovely living room with a splendid vaulted ceiling. Deserving of early mention, is the sunny conservatory that accesses onto an exceptionally private, walled garden and the 'piece-de-resistance', the outdoor swimming pool and attractive terrace, ideal for sundowners and relaxation. To the rear of the property is a faux grass area and a greenhouse, leading via steps to a self-contained office / hobbies room, which is accessible from either side across gently sloping paving.

Back in the main house, the dining room continues through to the modern kitchen which is fitted with a range of integral appliances complemented by Corian worktops. The kitchen flows into the covered veranda area. From the main hallway, you will find a convenient guest cloakroom. The main bedroom is also located on the ground floor, fitted with a range of wardrobes and featuring a good sized en-suite bathroom. A few steps up half a level, there are two further bedrooms are situated; one currently used as an office, which shares the family bathroom. From here, the landing leads to the guest suite with its own en-suite shower room.

A large utility room on the ground floor houses the pool equipment and connects through to an integral double garage, which also accesses the rear garden. The double garage provides useful storage space and parking for two cars, in addition to the driveway parking.

Location

Located in a quiet position just around the corner from desirable Canford Cliffs village, with its offering of independent coffee shops, restaurants, hairdressers, convenience store & post office and award-winning Oxfords Bakery. SuStudio, a wonderful new yoga & conscious wellbeing space, together with the new Rockwater Villages at Branksome and Sandbanks beaches, are inspiring a new generation of health & lifestyle conscious buyers to the area. 400 metres away is the beach path down to 7 miles of award-winning golden sands. The local train station at Branksome provides a direct line to London Waterloo in approx. 2 hours, making this property an ideal choice for either a primary or secondary home.





Ground Floor
Approx. 216.3 sq. metres (2327.8 sq. feet)

First Floor
Approx. 102.4 sq. metres (1102.0 sq. feet)

Total area: approx. 318.6 sq. metres (3429.8 sq. feet)

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	39	
(1-20)	G		74
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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