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WHERE SERVICE COUNTS

5b Lawrence Drive, Canford Cliffs,
Poole, Dorset, BH13 7EN



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Freehold Price £2,250,000

Set in one of the premier roads in Canford Cliffs, this exquisite 4,454 sq. ft. family home was designed and built approximately 38 years ago by a reputable local development firm for their own occupation. The property has been lovingly maintained and thoughtfully updated over the years, ensuring it remains a showcase of quality craftsmanship and timeless design. The property is situated on a secluded plot exceeding half an acre, accessed via a long driveway with electronic gates. It offers privacy, elegance, and stunning architectural features, including the use of ogival arch designs in various doors and the double-height vaulted bay surrounding the main staircase. This spectacular staircase leads to the principal landing and the luxurious master suite, while a second stairway connects the other bedrooms, offering convenience and functionality.

The area is well-served by excellent schools in both the private and public sectors and there are extensive leisure facilities provided by the coast as well as inland countryside. There are numerous golf clubs, marinas and tennis clubs within easy striking distance as well as many other varied activities.

Key Features:

- **Master Suite:** The outstanding master suite boasts a spacious bedroom, two walk-in dressing rooms, and a luxurious en suite shower/bathroom.
- **Bedrooms:** Three additional double bedrooms, all with fitted furniture. Two of these bedrooms have en suite shower or bathrooms, and there is a further family bathroom, all fitted with high-quality white sanitaryware.
- **Ground Floor:** The spacious and well-planned ground floor includes an impressive entrance hall and a beautifully finished kitchen/dining room. Steps lead down to the vaulted garden/family room, creating a harmonious open-plan living space.
- **Living Areas:** A substantial and elegant lounge with a feature fireplace complements the other well-appointed reception rooms.

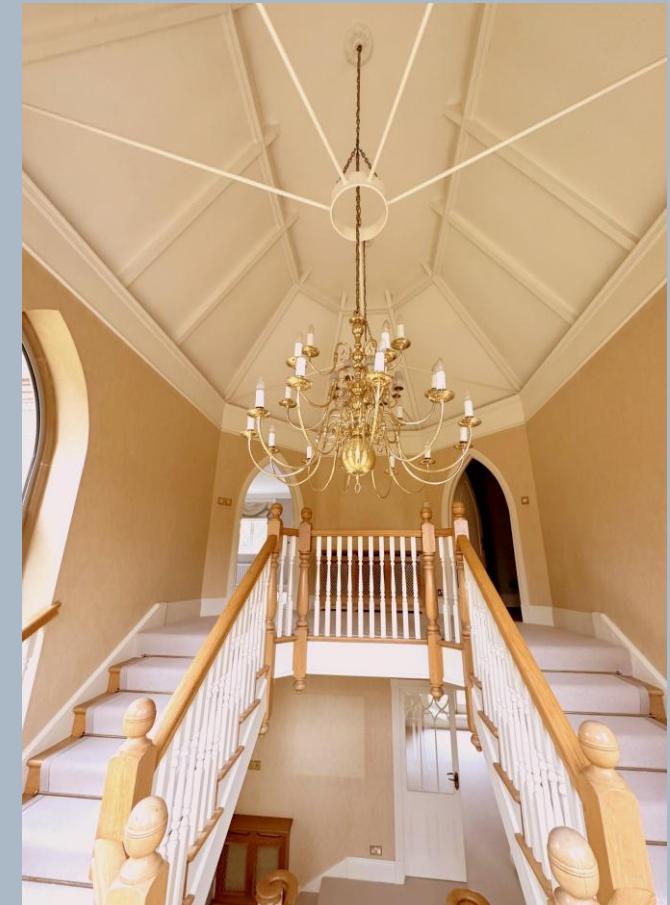
Additional Amenities:

- **Triple Garage:** Remote-controlled doors, a large loft, and an additional storeroom.
- **Utility Area:** Includes a gardener's WC and extensive storage space.
- **Gardens:** The plot features landscaped gardens on all sides, a long driveway with roundabout turning, and extensive parking. The rear garden includes a large, flagstone split-level sun terrace with attractive brick detailing, a level lawn, and a variety of flowering plants, shrubs, and trees.
- **Notable Features:** Substantial coving, gas central heating via radiators, pink gas-fired AGA, and high-quality finishes throughout.
- **EPC Rating:** D; **Council Tax Band:** H

Setting and Location:

- This delightful home is set in a prime cul-de-sac location just half a mile from Canford Cliffs Village. It is a mere two-minute drive to Parkstone Golf Club and within walking distance of sandy beaches, accessible via Branksome Chine Gardens or Canford Cliffs Chine.
- Penn Hill 1 mile; Poole Town Centre 3 miles; Bournemouth Town centre 3 miles; Ashley Cross 1.6 miles.
- Mainline Rail Station 1.8 miles
- Bournemouth Airport 9 miles
- London 110 miles. Southampton 35 miles. Portsmouth 50 miles.

This is a rare opportunity to acquire a splendid family home in a sought-after location. The property combines timeless design, modern convenience, and exceptional privacy, making it the ideal choice for discerning buyers.
Contact us today to arrange a viewing.





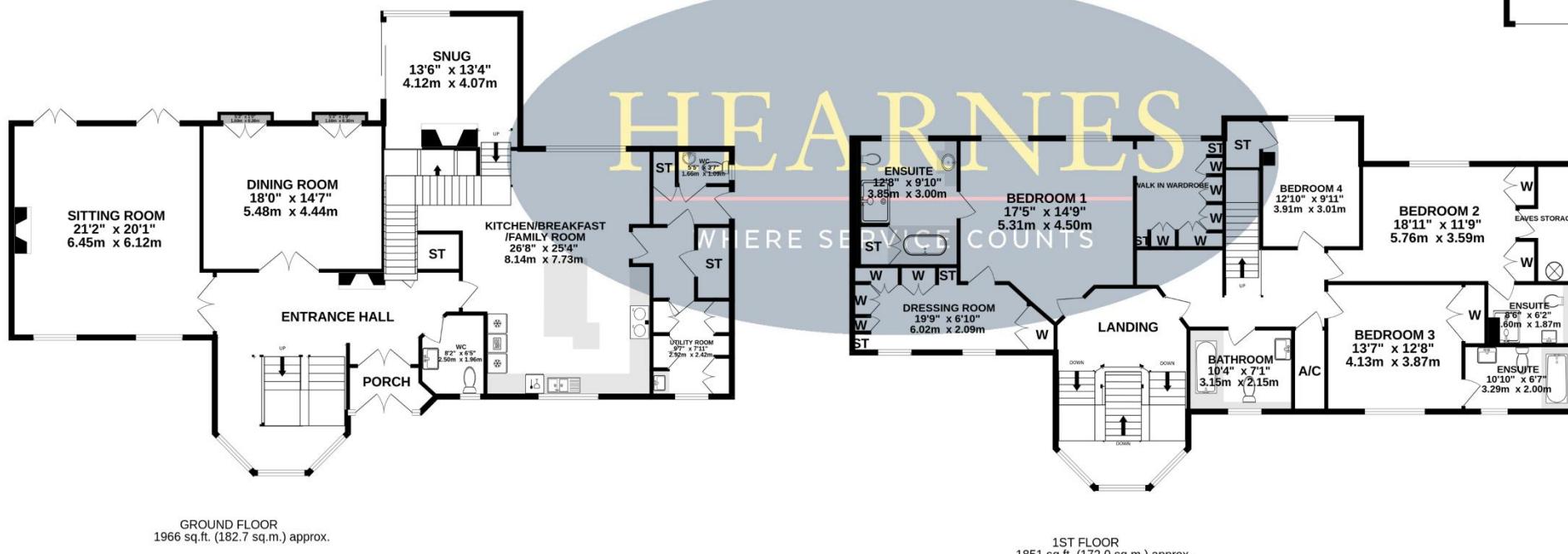
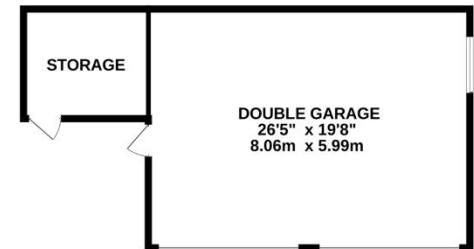


NOT LOCATED IN EXACT
POSITION
612 sq.ft. (56.9 sq.m.) approx.

TOTAL FLOOR AREA : 4430 sq.ft. (411.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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