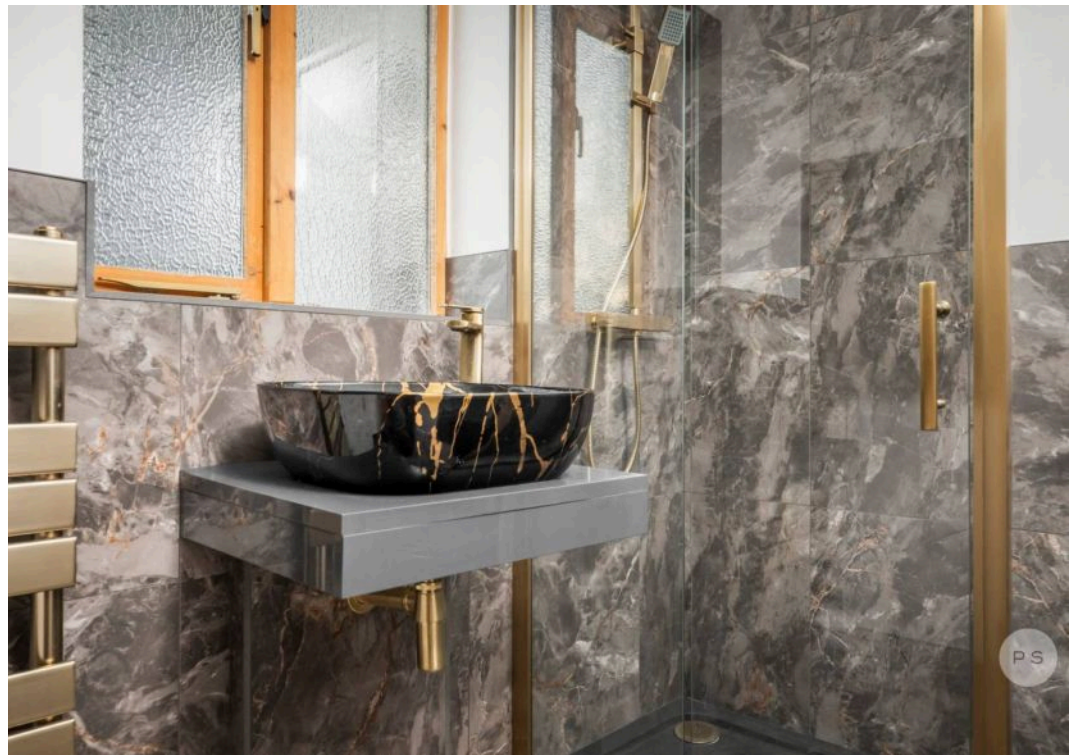


PS

76 Canford Cliffs Road, Canford Cliffs, Poole - BH13 7AB

£1,299,000

PS



76 Canford Cliffs Road

Canford Cliffs, Poole

This charming, five double-bedroom family home combines character, space, and versatility. Boasting two generous reception rooms, the home offers plenty of space for relaxation and entertainment. The main reception room is dual-aspect, featuring a charming bay window and patio doors that open to the secluded, South-West facing rear garden. The second reception room, with its cozy Cheshire yellow brick fireplace, lends itself to various uses such as a family room, home office, music room, or even a granny annexe, having previously been used as a dental practice. The heart of the home is the recently refurbished, high-spec kitchen/diner. It showcases sleek neutral cabinetry, stylish midnight blue accents, quartz counter tops, and a central island with an induction hob that doubles as a breakfast bar. The open-plan design flows seamlessly to a cozy seating area with sliding doors opening to the garden. A luxurious ground-floor shower room features high-quality charcoal grey and gold-speckled tiling, brass-effect fittings, and bespoke storage. A utility area with additional storage and laundry facilities complements the home's functionality.

- Highly sought after location
- 5 double bedrooms
- Exceptionally well presented
- Blending modern luxury with charming character features
- Close to all transport links
- Spacious and versatile accommodation
- Award-winning beaches nearby
- Approx 2107 sq.ft. / 195.7 sq.m.
- Council tax band G - £3758.23
- Freehold



Upstairs, the bright and spacious landing, flooded with natural light from a rear-facing window, leads to five well-proportioned double bedrooms. The main bedroom, with its two leaded-light windows, offers ample space to add an ensuite or walk-in wardrobe if desired. All bedrooms enjoy garden views and charming original features. A large, full-height loft offers further potential for conversion, providing far reaching views from its elevated position. The home's front garden is beautifully landscaped, bordered by mature trees and shrubs for added seclusion. A red-brick driveway, offering off-road parking for three cars, leads to a single garage. The white-rendered façade, accented with red brick and a pitched roof, creates a quintessentially British aesthetic. The rear garden is a tranquil retreat, featuring a spacious patio for outdoor dining and relaxation, surrounded by greenery that ensures privacy and a serene atmosphere.

Located in BH13 on the fringes of prestigious Canford Cliffs and Branksome Park and near to Sandbanks' award-winning beaches, excellent schools, and convenient transport links. Local shops, restaurants, and amenities are easily accessible, making it ideal for families. Blending modern luxury with charming, characterful features, this home is perfect for family living, holiday stays, or a private retreat. Architectural plans are available for potential development of two three-storey townhouses, subject to planning permission (STPP). Close to Canford Cliffs village, the area offers boutique shops, cafés, restaurants, and beauty services. Just 1.3 miles away, Sandbanks Peninsula boasts Blue Flag beaches, stunning coastal views, and ferry access to Swanage and Corfe Castle. Dining options include the acclaimed Rick Stein Restaurant and Jazzy's Café. Water sports enthusiasts can enjoy nearby marinas, sailing clubs and yacht clubs, and open-water swimming. With the fastest direct trains to London Waterloo from Branksome in 1 hr 56 mins and from Bournemouth in 1hr 45mins. Families benefit from highly regarded local schools, including four grammar schools, as well as community activities such as Sea Scouts, Brownies, ballet classes, and church events.



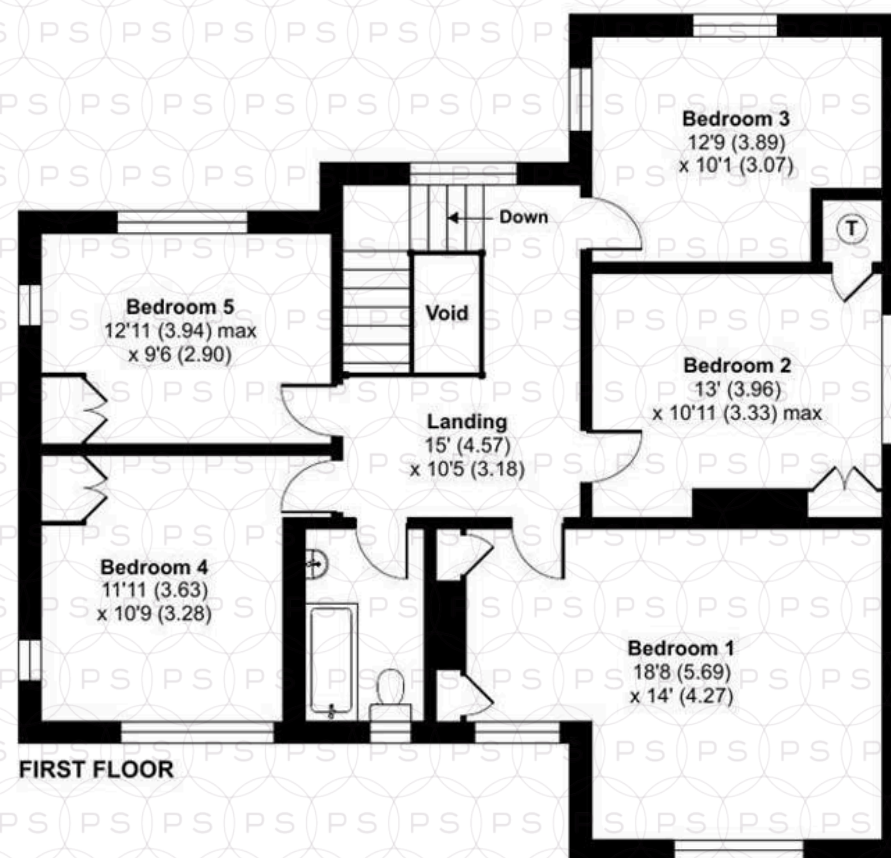
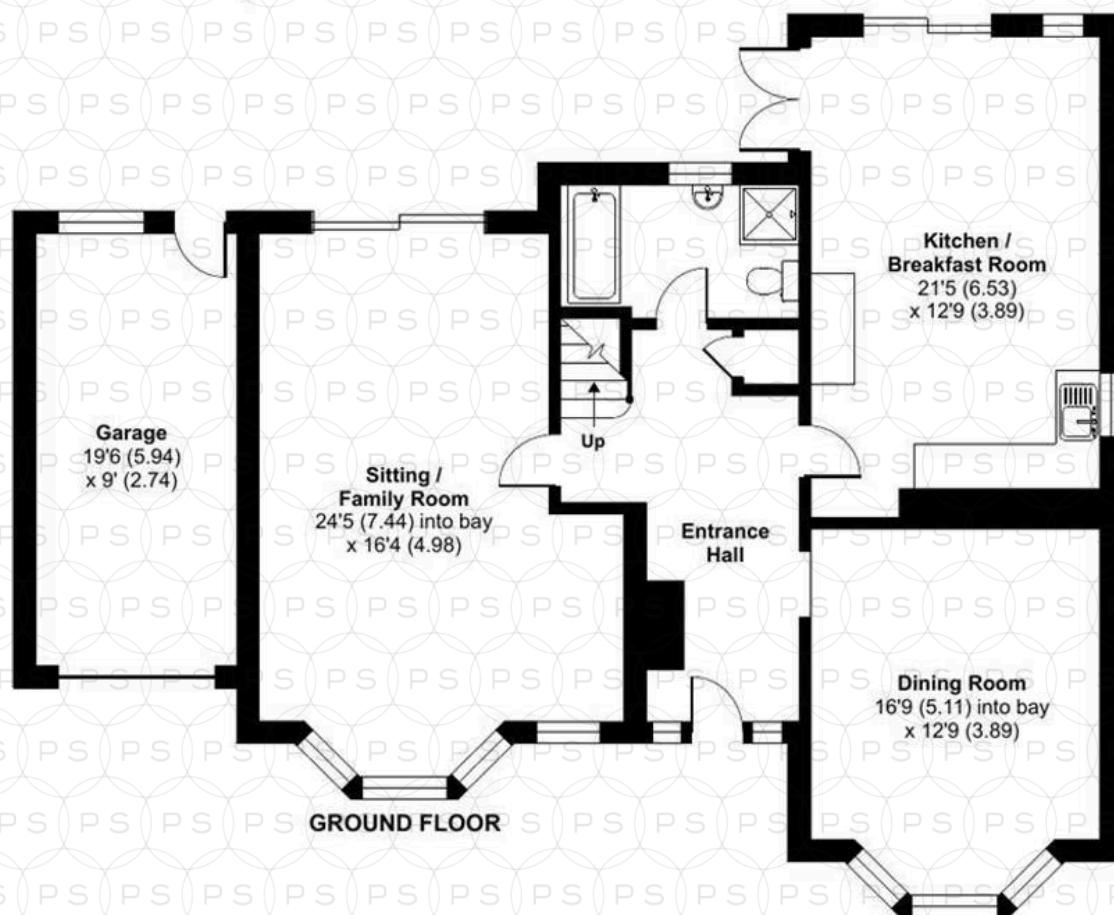
Canford Cliffs Road, Poole, BH13

Approximate Area = 2107 sq ft / 195.7 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 2283 sq ft / 212 sq m

For identification only - Not to scale





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