

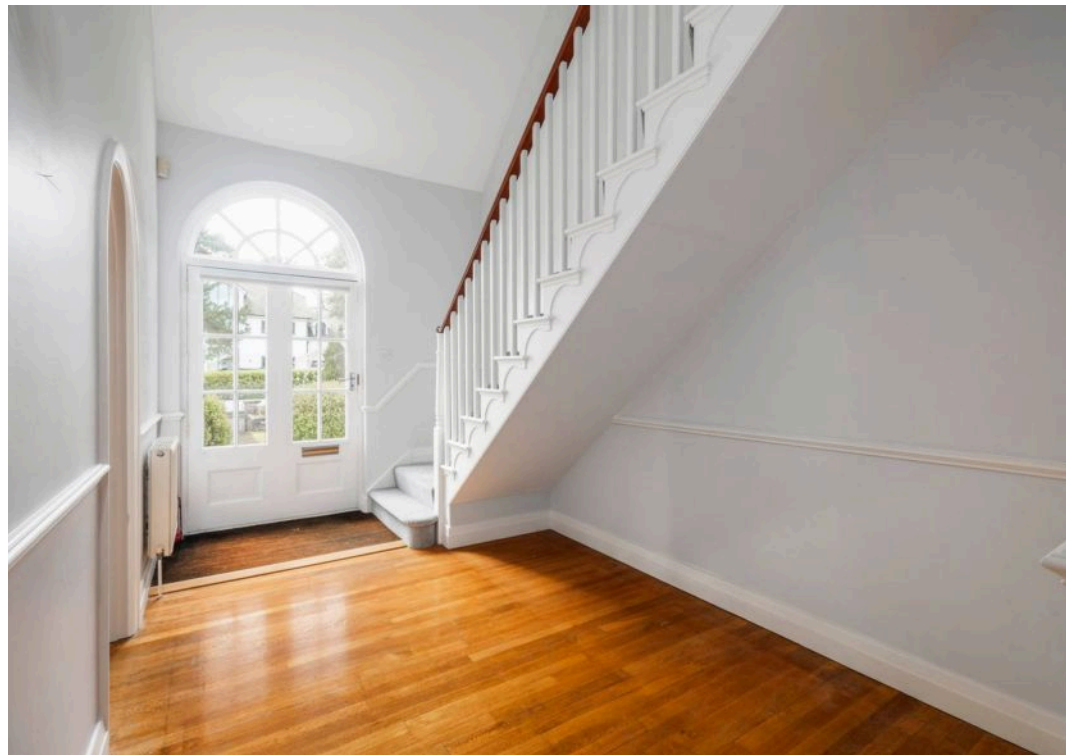
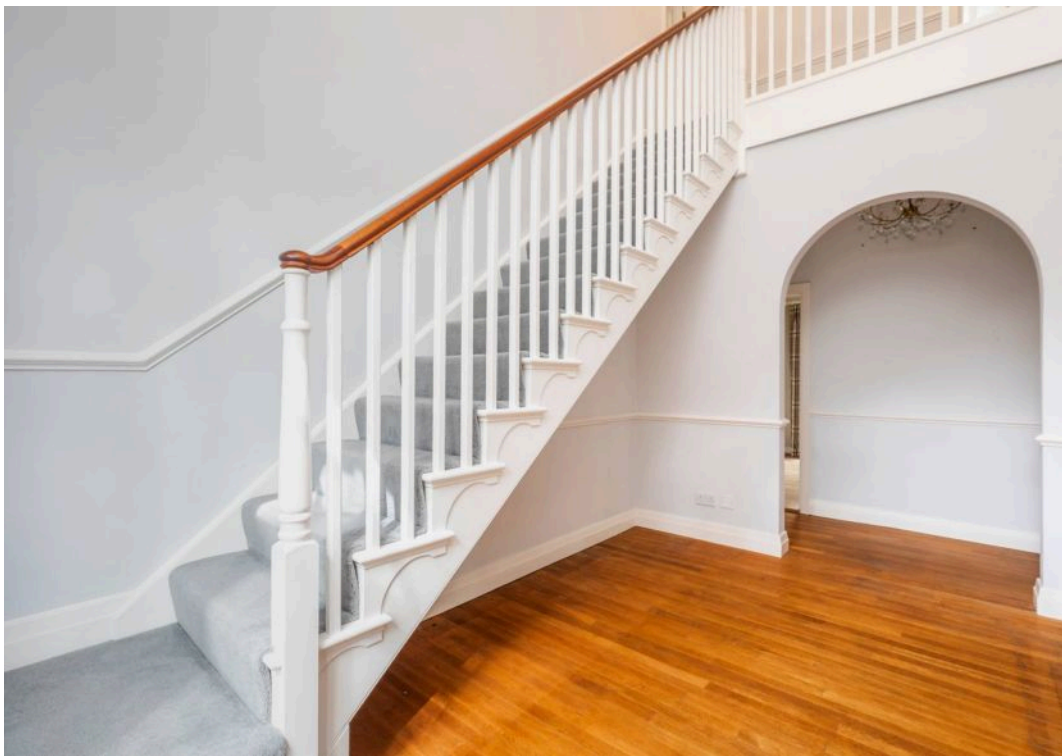
PS

17 Haig Avenue, Canford Cliffs, Poole, BH13 7AJ

£3,500 pcm

HAIG AVENUE







# 17 Haig Avenue

Poole, Poole

Entering this impressive property, you are welcomed by a spacious driveway leading to a triple garage, or you may choose to arrive via the charming front gate, which brings you to the grand front door, a perfect introduction to this elegant home.

- Spacious four-or-five-bedroom detached family home with triple garage and driveway
- Dual aspect living room with feature windows, gas fireplace and garden views
- Classic Kitchen with integrated appliances, central butcher's block and separate utility room
- Flexible ground floor layout with additional snug and home office or fourth bedroom
- Principal bedroom with en suite, walk-in wardrobe and fitted storage throughout
- Landscaped private gardens, front lawn with mature trees and rear courtyard patio
- Prime Canford Cliffs location close to beaches, village shops, schools and Poole Harbour





Once inside, the bright, airy hallway sets the tone, flowing seamlessly into the dual aspect living room. This inviting space is a true highlight, featuring stunning windows that frame views of the landscaped gardens, a large gas fireplace, and direct access to the kitchen and dining areas.

The kitchen is well equipped with integrated appliances including a Neff dishwasher, a central butcher's block, and a dedicated breakfast and dining area, all designed for relaxed family living and entertaining. There is also a separate utility room, with a back door leading to the rear patio, which is ideal for summer barbecues or enjoying morning coffee.

The dining room mirrors the living room's charm with its feature windows, while a study or bedroom four provides peaceful garden access. A fifth bedroom or snug offers further flexibility on the ground floor, along with a stylish bathroom complete with a bath.

Upstairs, you will find three double bedrooms, each with fitted wardrobes and more of those beautiful feature windows. The principal bedroom includes a luxurious en suite and walk in wardrobe, while the main family bathroom is fully tiled and finished to a high standard.

Outside, the landscaped grounds are truly special. The home offers a private courtyard, generous front lawn, and mature trees providing natural seclusion. The triple garage features ceiling storage and a separate garden room.

#### Living Near Canford Cliffs

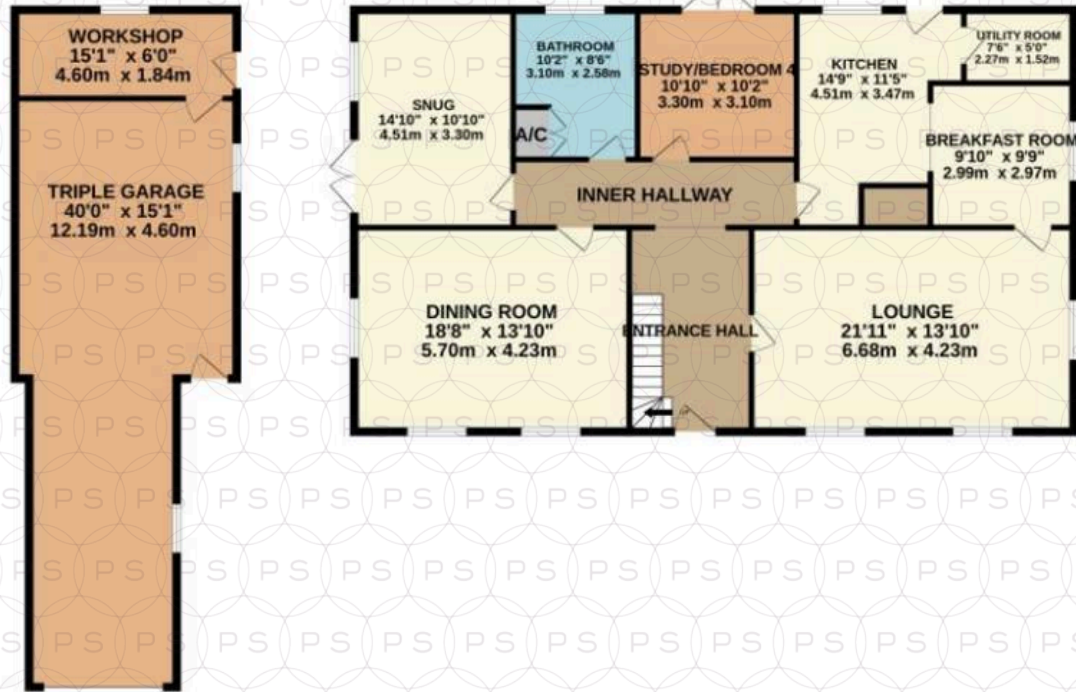
Situated in one of Dorset's most prestigious coastal enclaves, this home enjoys all the lifestyle benefits of living near Canford Cliffs. Known for its leafy avenues, golden beaches, and vibrant village atmosphere, Canford Cliffs blends a relaxed seaside charm with excellent local amenities. Whether you are dining at one of the acclaimed bistros, enjoying a walk through the nearby nature reserves, or taking in the panoramic views across Poole Harbour, life here feels both serene and well-connected.

With easy access to Sandbanks, Lilliput, and Poole town centre, as well as highly regarded local schools and leisure clubs, this location is ideal for families, professionals, or those looking for a peaceful coastal retreat without compromise.

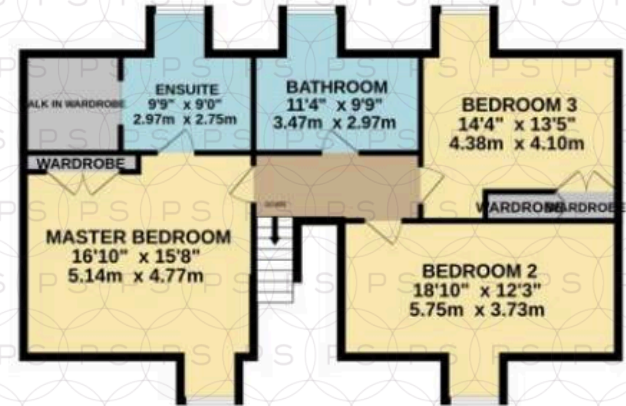




GROUND FLOOR  
1991 sq.ft. (185.0 sq.m.) approx.



1ST FLOOR  
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2841 sq.ft. (264.0 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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