

PS

40 Canford Cliffs Avenue, Lower Parkstone, Poole, BH14 9QN

£1,100,000

PS







# 40 Canford Cliffs Avenue

## Poole

Steeped in character and charm, this delightful family home has been cherished for over three decades and now awaits its next chapter. Behind its welcoming front door lies a home that effortlessly blends period elegance with everyday comfort.

- Prime sought after location, in prestigious Canford Cliffs
- Retains charming period details including stained glass windows, bakerlite door furniture- and maid's bell board
- Four bedrooms with en suite to the guest bedroom and family bathroom
- Three reception rooms plus, a kitchen/breakfast room and utility
- Mature garden with seasonal planting, water features and abundant wildlife
- Summer house with wood burning stove
- Gazebo, sheds and greenhouse
- Peaceful setting close to Poole Harbour, Sandbanks and beaches
- A much loved family home, ready to be made your own
- Freehold
- 2098 sq.ft of accommodation
- Council Tax F £3,257.14





## House and Grounds

A spacious entrance hall forms the heart of the house, leading to three inviting reception rooms, these offer versatility and perfect for both family gatherings and quiet retreats.

The kitchen/breakfast room, complete with fitted units and adjoining utility, is the practical hub of the home. With four bedrooms, the property offers ample space to grow, adapt, and create lasting memories.

Step outside into a garden that feels like a private sanctuary. Mature trees frame the landscape, while water features, including a gentle waterfall, bring sound and movement to this enchanting outdoor space. A charming summer house with electricity and a wood-burning stove invites use in all seasons, whether as a cosy retreat or a creative studio. For warmer days, a shaded gazebo offers a peaceful spot to unwind, while practical additions such as sheds, a greenhouse, and well-designed patios enhance the garden's versatility. In springtime, the grounds transform into a carpet of bluebells and primroses.

## Location

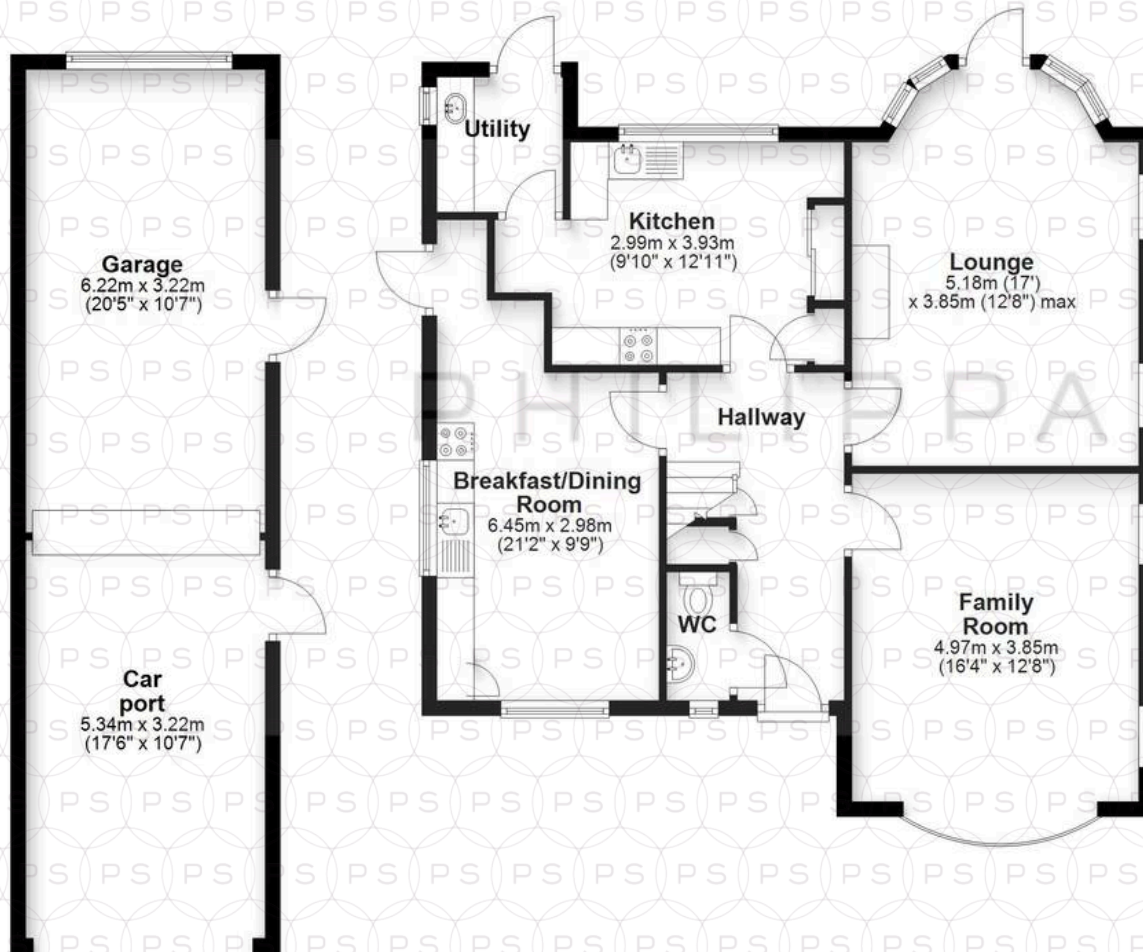
Situated on Canford Cliffs Avenue in Poole, this home enjoys a sought-after setting close to excellent schools including Lilliput C of E Infant and Baden-Powell & St Peter's Junior. Both Branksome and Parkstone stations are within a mile, with good bus links to Poole and Bournemouth. The award-winning beaches of Canford Cliffs and Sandbanks are just moments away, offering the perfect balance of convenience, community and coastal living.





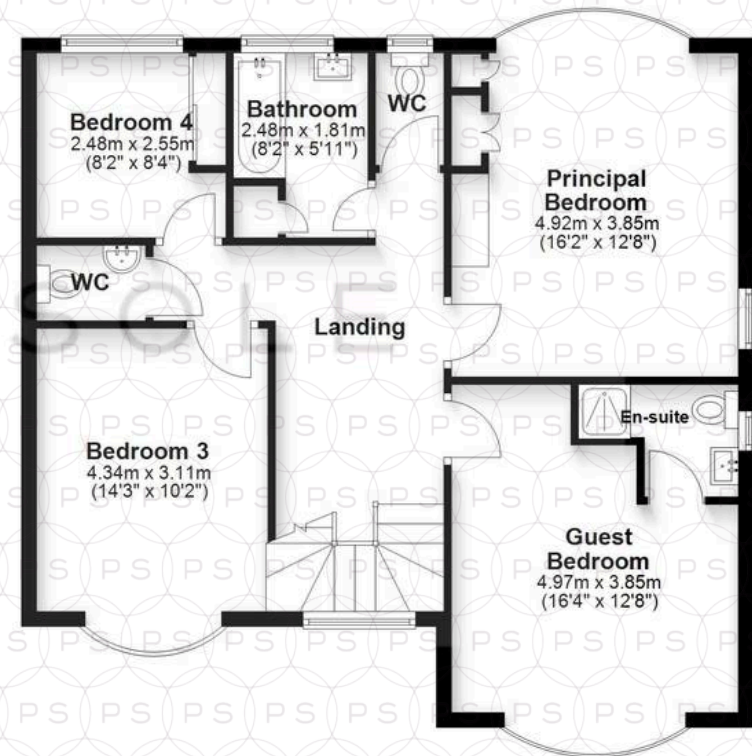
## Ground Floor

Approx. 117.4 sq. metres (1263.5 sq. feet)



## First Floor

Approx. 77.5 sq. metres (834.6 sq. feet)



Total area: approx. 194.9 sq. metres (2098.1 sq. feet)

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