

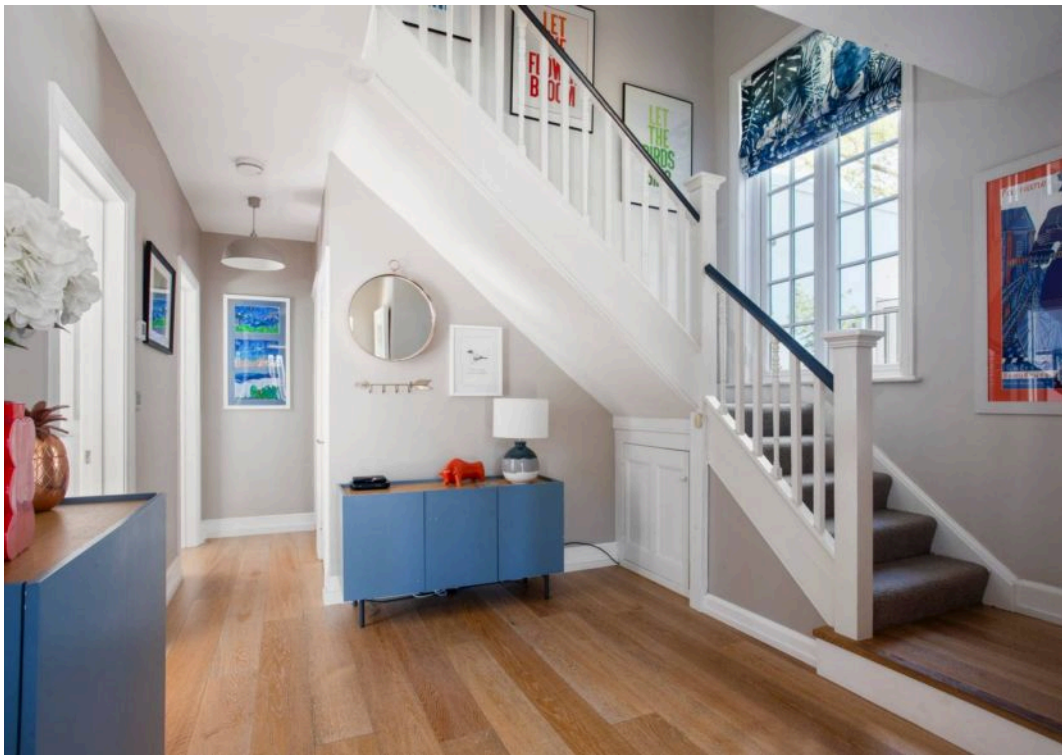
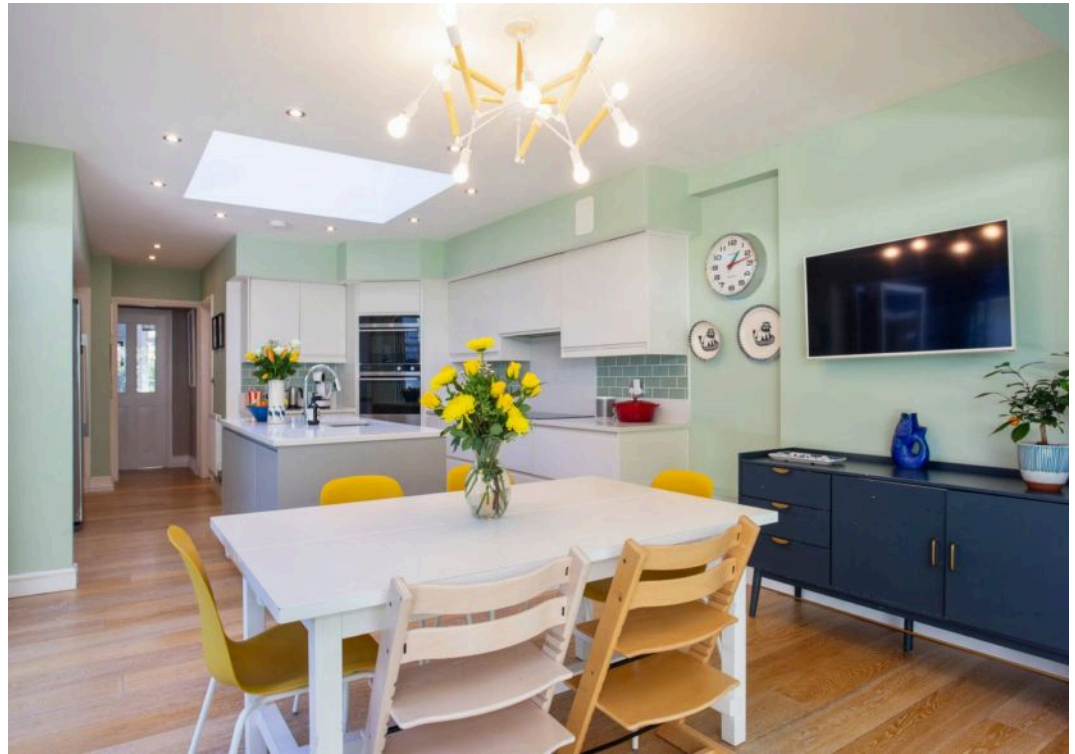
PS

19 Newton Road, Poole - BH13 7EX

£1,195,000









# 19 Newton Road

Canford Cliffs, Poole

This charming three-bedroom home offers modern family living with plenty of character, boasting a superb location just moments from the beach. With planning permitted for a roof extension, it provides an ideal blend of convenience and charm.

- Planning permission granted to extend into roof
- Character Features
- Space for a boat
- Gym / home Office
- Modern kitchen breakfast room with bifold doors
- Level rear garden
- Envidable location
- Internal floor space: 1861 sq.ft
- Council Tax Band F: £3,257.14
- EPC Rating: D





Set behind gates leading to a generous driveway and garage to the right. The entrance hall showcases charming character features and connects to all principal rooms. The living/dining room offers a delightful view of the front garden through its fabulous bay windows. From the hall, a dedicated utility room connects to the main kitchen/breakfast room which is modern in style and stunning, featuring a beautiful extension that floods the space with natural light through double aspect glazing and bi-fold doors which lead to the secluded rear garden. This area is built for lifestyle living with terraced and lawn areas, an outdoor kitchen, BBQ, sink, and fridge. On the first floor, the hall leads to the main bedroom, complete with fitted wardrobes and an ensuite shower room. Bedrooms 2 and 3 are both doubles with fitted wardrobes and share a beautiful family bathroom. The property has been refurbished and extended by the current owners, adding modern touches while preserving its character. It retains its charm with a modern twist and is located on a very quiet road.

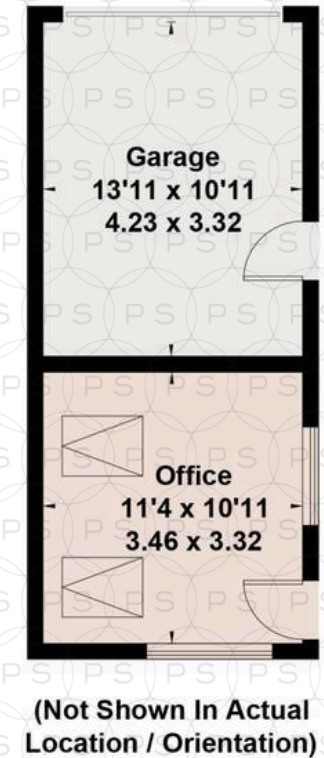
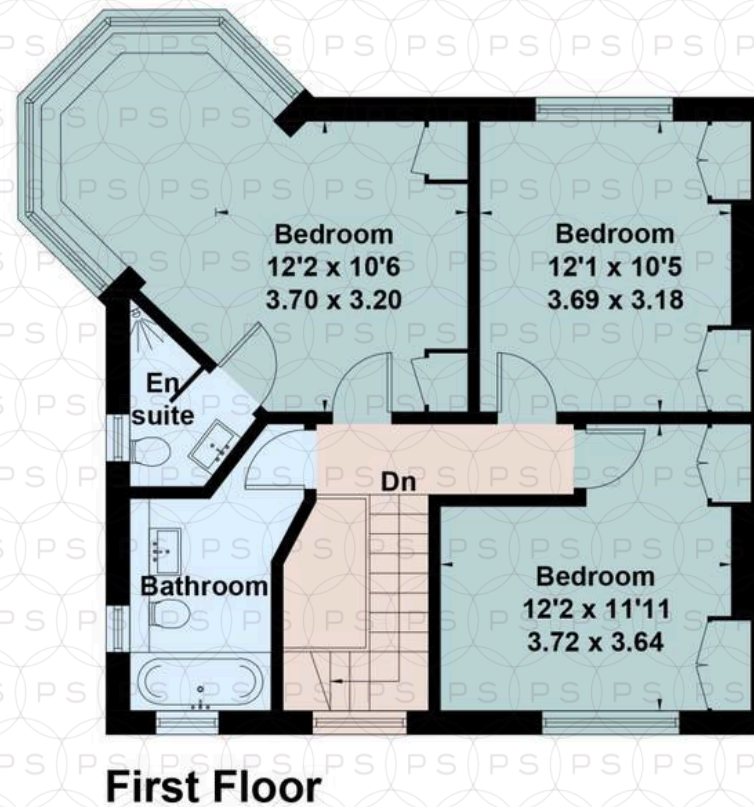
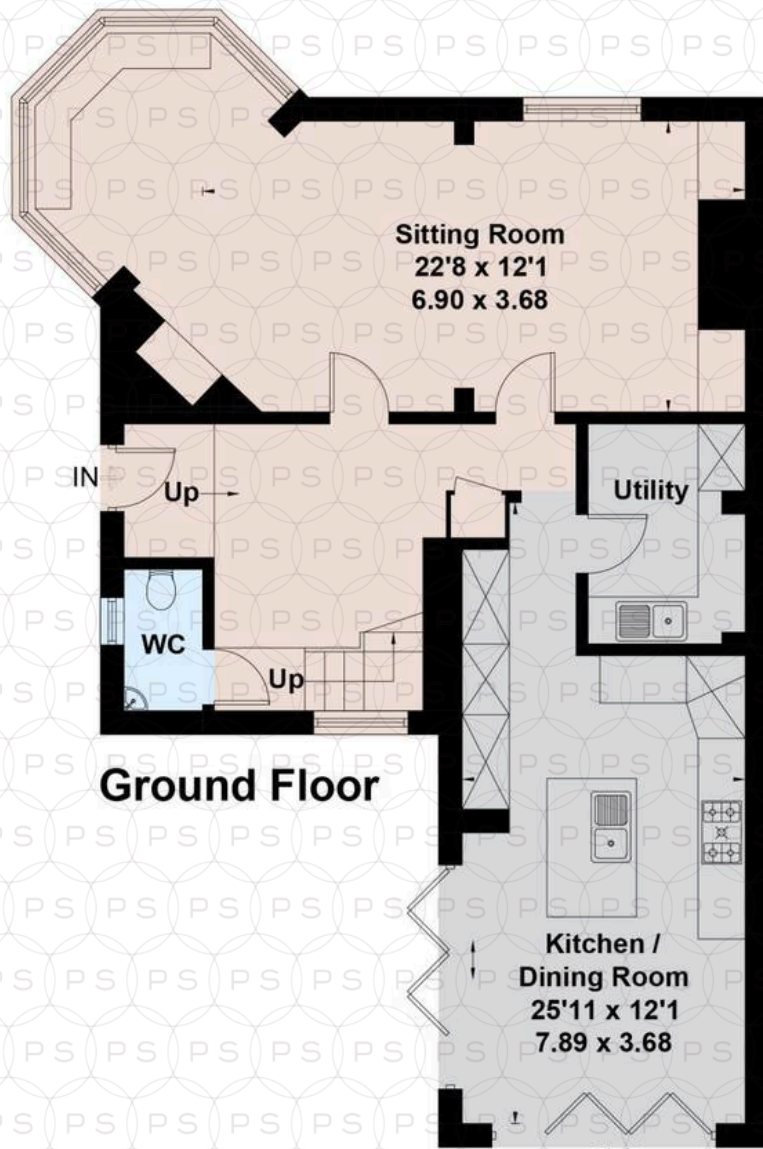
The garden room is a recent addition, offering a versatile space that can be used as a media room, gym, or home office. This is a fantastic opportunity to own a family home so close to the beach. The property has planning approval in place for an extension into the roof, should any buyer wish to do so. This home has been a cherished family residence, offering both comfort and close proximity to the beach, with character and charm throughout.

Canford Cliffs is renowned for its award-winning sandy beaches and crystal-clear waters. Canford Cliffs Beach, in particular, is popular for its scenic beauty and serene atmosphere, making it a favourite spot for sunbathing, swimming, and water sports. The area is also known for its high-end properties, including luxurious mansions, modern apartments, and charming cottages. The village centre features a range of boutique shops, cafes, restaurants, and essential services, while the nearby Sandbanks area provides additional amenities, including marinas, yacht clubs, and leisure facilities. Golf enthusiasts can enjoy the nearby Parkstone Golf Club, renowned for its championship course and breath taking views. For those needing to travel to London, The Avenue offers convenient access to major road networks, including the A338.





Approximate Area = 147.5 sq m / 1588 sq ft  
Garage / Office = 25.4 sq m / 273 sq ft  
Total = 172.9 sq m / 1861 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)







## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.