

PS

Newton Rise 17 Newton Road, Canford Cliffs, Poole, BH13 7EX

£3,450,000



## Newton Rise

Set along a quiet road in the heart of Canford Cliffs village, Newton Rise is a substantial and luxuriously refurbished residence extending to 6,925 sq ft including garage. Following an extensive programme of remodelling, the house now presents with the cohesion and finish of a newly constructed home, yet with the scale rarely found at this price point. It represents compelling value in pounds per square foot within this prime coastal setting.

- Comprehensively refurbished modern residence in Canford Cliffs village
- Excellent value @ £498 per Sq. Ft
- 530 metres to Canford Cliffs Chine footpath to the beach
- Five double bedroom suites and six bath or shower rooms
- First floor lounge with balcony
- Second floor leisure suite with cinema and bespoke bar
- Professional standard gym
- Landscaped level garden with terraces and hot tub area
- Large gated driveway with generous parking
- 6,925 sq ft including 415 sq ft integral double garage
- Council Tax: G
- EPC Rating: C
- Freehold



A wide gated driveway provides generous parking and leads to the integral double garage. The entrance opens into a broad reception hall where natural light and balanced proportions immediately establish the tone. The ground floor has been intelligently arranged to prioritise volume over excess. Rather than multiple small rooms, the design favours expansive, well defined spaces that are entirely usable. Every room is visible, accessible and purposeful. Nothing feels redundant and no area is left unentered. The scale should not be off putting. The house works as comfortably for a couple as for a family, with clear sight lines and an easy flow throughout.

The kitchen forms a refined centrepiece with bespoke cabinetry, a full height wine fridge and an oversized island anchoring the space. Glazed screening allows light to move between kitchen and dining areas while maintaining architectural definition. The principal lounge is partially divided by a fireplace and media wall, with wide glazing and patio doors framing the landscaped garden.

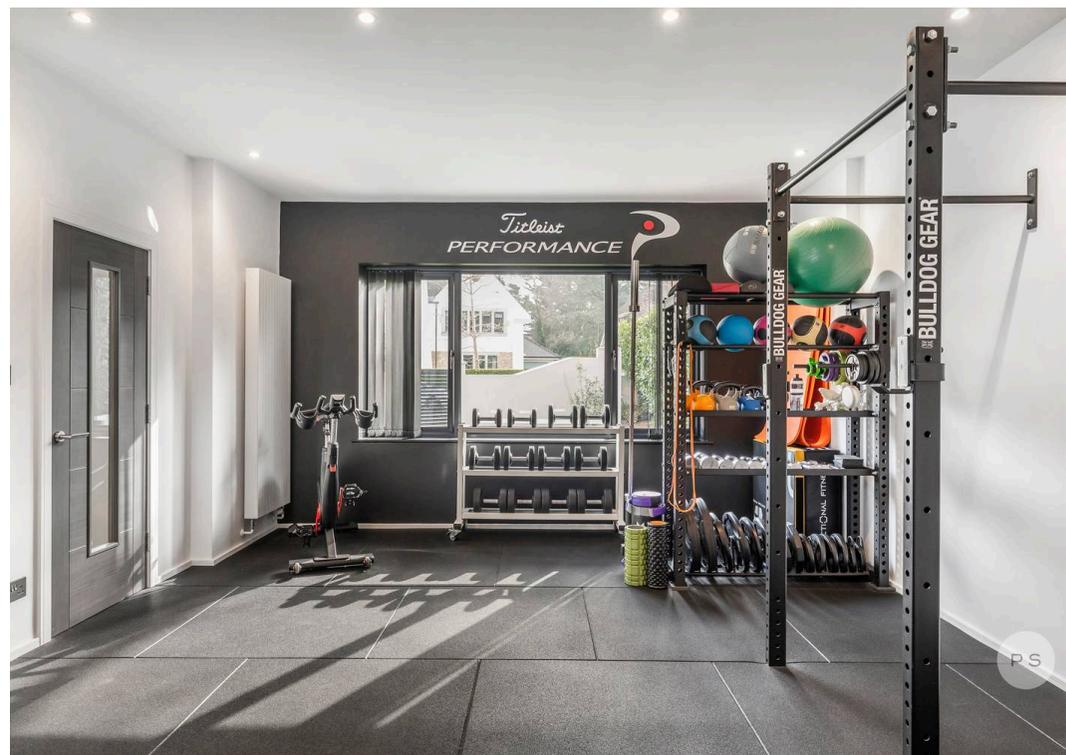
A home office, professional standard gym with shower room, utility and cloakroom complete the ground floor, with flexibility to configure bedroom accommodation if required.

Upstairs, four impressive ensuite double bedrooms are arranged around a first floor sitting area with balcony. Each bedroom reads as a private suite. The principal enjoys a Juliet balcony overlooking the rear garden and a substantial dressing room. The second floor is devoted to leisure. In addition to a further bedroom suite and bathroom, a remarkable entertainment space incorporates a cinema area, bespoke bar with sink and fridges, games space and media nook.

The landscaped garden offers manicured lawns, terraces and a hot tub area, creating a private setting for entertaining, with the convenience of a large external furniture and cushion room.

Newton Rise places you within a level walk of Canford Cliffs village and approximately 500 metres from Canford Cliffs Chine leading to the beach, with Parkstone Golf Club, Poole Harbour and mainline rail connections to London Waterloo all within easy reach.





Approximate Floor Area = 604 sq m / 6510 sq ft  
 Garage = 39 sq m / 415 sq ft  
 Total = 643 sq m / 6925 sq ft



Second Floor



Ground Floor



First Floor

= Reduced head height below 1.5m





## Philippa Sole Ltd

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