



**18 Ravine Road, Canford Cliffs, Poole BH13 7HY**  
**Asking Price £1,425,000 Freehold**





### Property Comprises

This is a rare and unique opportunity to acquire a four-bedroom detached property in the heart of Canford Cliffs Village. Walking distance to the beach, pubs and shops.

There are 4 double bedrooms, 3 reception rooms, and a large double garage with spacious office/5th bedroom above.

The property is substantial and well-presented, and the wide hallways and stairs, and very good-sized rooms throughout, give it a spacious and relaxed feel.

The ground floor accommodation consists of a large living room, dining room, kitchen/diner, study and conservatory.

Also at this level is a utility room and large WC/washroom.

To the first floor are four double bedrooms and two bathrooms (one ensuite), with access to a sizeable loft.

Externally, the house is approached by a block paved driveway offering parking for several vehicles and provides access to a very large double (21ft x 16ft) integral garage with an electric door.

There is a large studio/office above the garage, measuring over 21ft x 10ft, which has been used as a well-equipped WORK FROM HOME office, though would alternatively serve as a very spacious additional/guest bedroom or could be converted into a gym.

Access to the garage and studio are provided from within the house.

The level rear garden is sunny and private, with an entertaining patio, shed, greenhouse and side access.

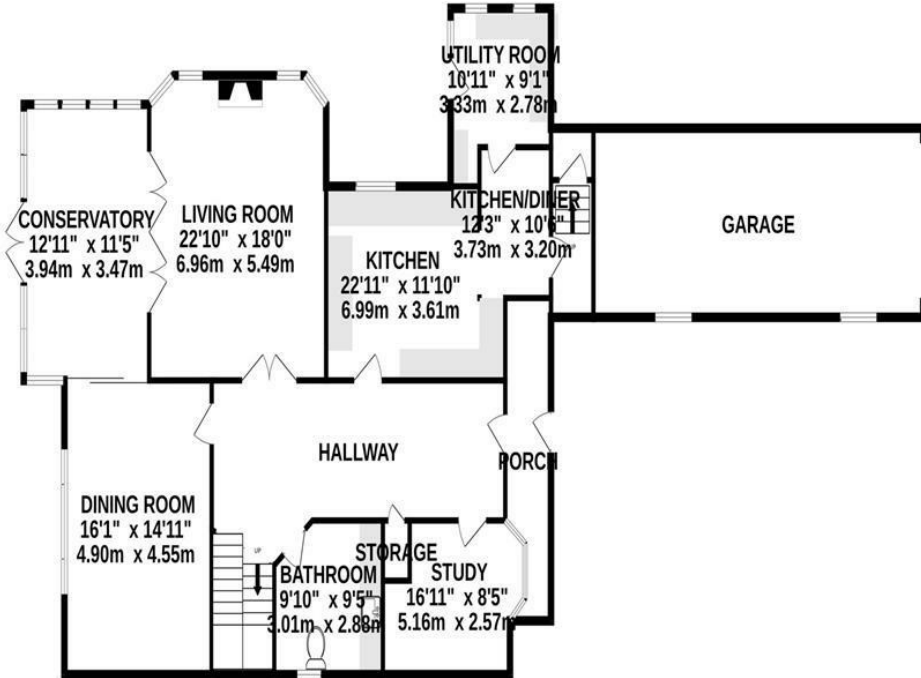
The property is of a traditional design and is priced at a level that would allow the new owner, if they wish, to undertake some updating.

### Canford Cliffs

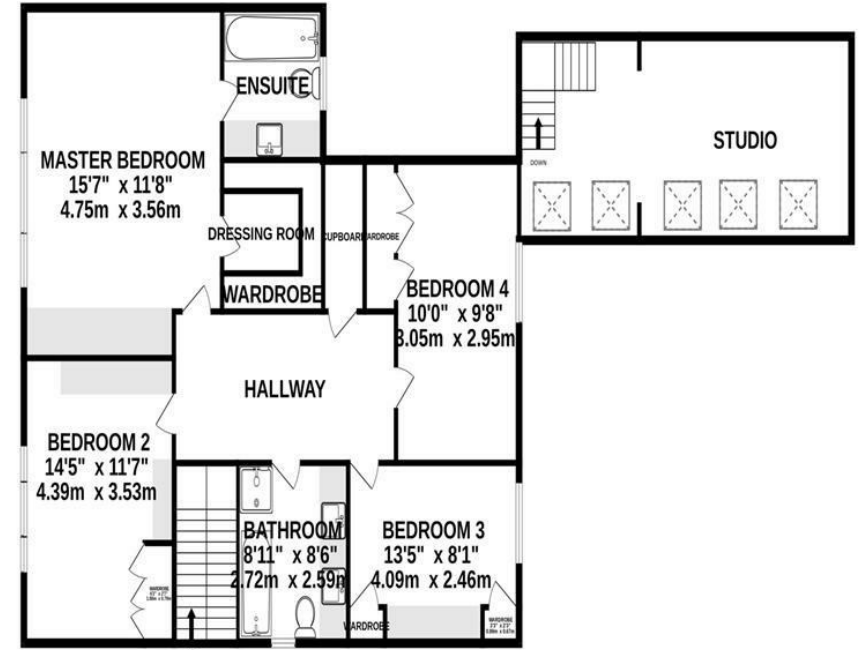
Canford Cliffs Village is a sought-after location, with properties rarely changing ownership. It is well known for being one of the most prestigious places to live, with an assortment of café bars, restaurants and speciality shops in the High Street, which is just 100 metres from the property. The village has a wide variety of properties, ranging from luxury apartments to contemporary designed cliff top residences. The world-famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs, as well as a whole host of water-sports facilities. The 18-hole Championship Parkstone Golf Club is approximately a mile away, whilst the larger towns of Poole and Bournemouth are approximately two miles equidistant.



**GROUND FLOOR**  
2002 sq.ft. (186.0 sq.m.) approx.



**1ST FLOOR**  
1935 sq.ft. (179.7 sq.m.) approx.



**TOTAL FLOOR AREA : 3240sq.ft. (301.0 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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**Key Drummond**

Tel: 01202 700771  
canfordcliffs@keydrummond.com

www.keydrummond.com

**All room dimensions given above are approximate measurements**

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

