



**18 Ravine Road, Canford Cliffs, Poole BH13 7HY**  
**Offers In Excess Of £1,500,000 Freehold**





**\*\*SEALED BIDS by TUESDAY 26TH MARCH 2024\*\***

**POTENTIAL TO REMODEL/EXTEND (STPP), A RARE OPPORTUNITY to acquire a detached home, located in a PREMIER ROAD within the heart of CANFORD CLIFFS and just 150M FROM CANFORD CLIFFS CHINE. 4 double bedrooms, 3 reception rooms, double garage on a LARGE PLOT.**

- PRIME LOCATION IN CANFORD CLIFFS
- VACANT POSSESSION
- LARGE LEVEL PLOT
- WALKING DISTANCE TO THE LOCAL BEACHES
- POTENTIAL TO REMODEL/EXTEND (STPP)
- DOUBLE GARAGE

### **Canford Cliffs**

Canford Cliffs Village is a sought-after location, 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.

### **Property Comprises**

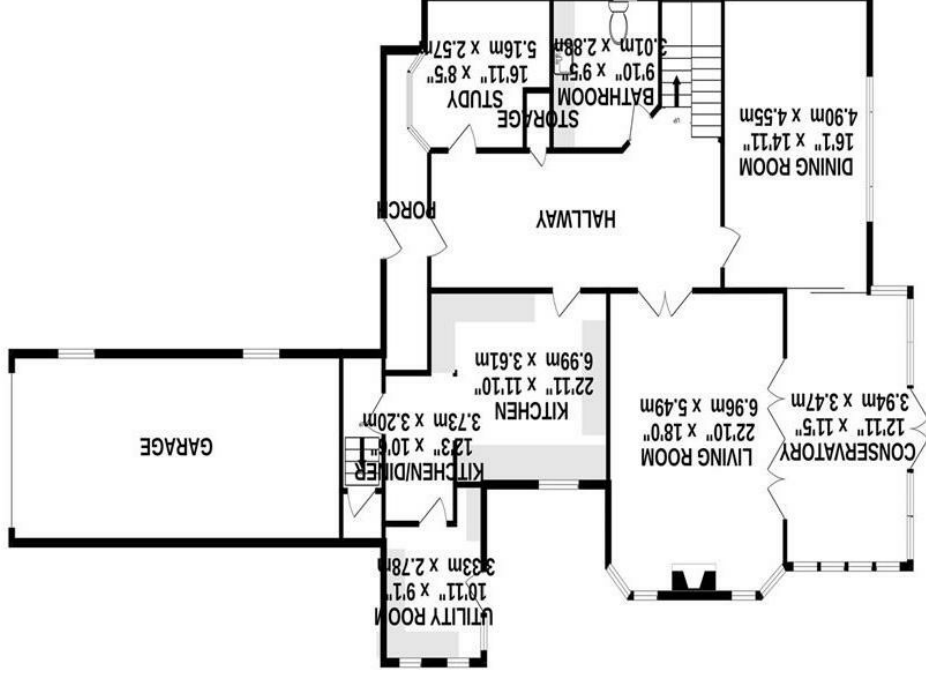
This is a rare and unique opportunity to acquire a four-bedroom detached property in the heart of Canford Cliffs. The property is well presented, but would benefit from some modernisation or full redevelopment (subject to the correct planning permission). The ground floor accommodation consists of a large living room, dining room, kitchen/diner, study and conservatory.

Also at this level is a utility room and WC. To the first floor are four double bedrooms and two bathrooms. Externally, the house is approached by a block paved driveway offering parking for several vehicles and provides access to a double integral garage with an electric door. There is a large studio/office above the garage, and access to the garage and studio are provided from within the house. The level rear garden is sunny and private, with an entertaining patio and side access.





**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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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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.

Energy Efficiency Rating	
Energy Efficiency Rating: <b>A</b>	Very energy efficient - lowest running costs
Energy Efficiency Rating: <b>B</b>	Energy efficient - lower running costs
Energy Efficiency Rating: <b>C</b>	Decent energy efficiency - average running costs
Energy Efficiency Rating: <b>D</b>	Below average energy efficiency - higher running costs
Energy Efficiency Rating: <b>E</b>	Low energy efficiency - very high running costs
Energy Efficiency Rating: <b>F</b>	Very low energy efficiency - extremely high running costs
Energy Efficiency Rating: <b>G</b>	Extremely low energy efficiency - maximum running costs
Energy Efficiency Rating: <b>76</b>	
Energy Efficiency Rating: <b>68</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b>	Very low environmental impact - lowest CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b>	Low environmental impact - lower CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b>	Decent environmental impact - average CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b>	Below average environmental impact - higher CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b>	Low environmental impact - very high CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b>	Very low environmental impact - extremely high CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b>	Extremely low environmental impact - maximum CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating: <b>76</b>	
Environmental Impact (CO <sub>2</sub> ) Rating: <b>68</b>	