



**30 Whitecliff Road, Whitecliff, Poole BH14 8DX**  
**Offers In The Region Of £2,495,000 Freehold**





### Location

Whitecliff is conveniently situated close to many local shops and amenities in both Ashley Cross and Lilliput with their village style culture offering further entertainment and shopping facilities. It is also within walking distance of the playing fields and children's play area at Whitecliff Harbourside Park, Poole Park with its cafes and leisure facilities, Salterns Marina, Parkstone Yacht Club and Parkstone Bay Marina. The Whitecliff area offers easy access to the renowned award winning Blue Flag beaches, which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK with stunning views of the Isle of Wight and Purbeck Hills. Lilliput is a short walk away and Canford Cliffs is close by, offering a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also within easy reach and a more diverse range of high street shops.

### Property Comprises

A luxury new house with the ultimate in contemporary design, located on a quiet road and sitting on an elevated position overlooking Whitecliff Park with amazing views of Poole Harbour and the Purbecks beyond.

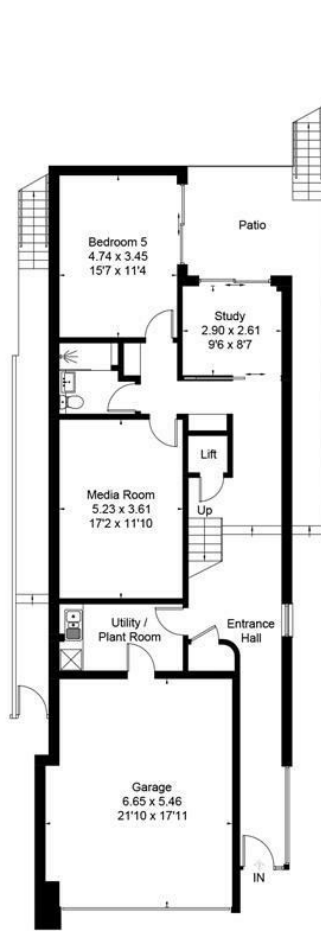
This contemporary home offers generously-proportioned rooms with plenty of open plan living and entertaining spaces taking full advantage of the orientation and its superb location.

The property internally extends to 4,253 square feet of accommodation with an additional 1,264 square feet of external terracing and balconies. Arranged over four floors, which can be accessed via a passenger lift or its feature open tread staircase, the accommodation is extremely versatile making it ideal for day to day family life. The lower ground floor includes an integral garage, a laundry room, a media room, guest suite and a study connecting to a sunken courtyard. The elevated ground floor is largely open plan with the luxury kitchen, dining and living spaces orientated to make the most of the impressive views. There are a total of five bedrooms and four bathrooms and of course the sumptuous master suite occupies the most commanding position. There is also an additional living/ entertainment room on the top floor. Externally the well landscaped grounds are set behind electric gates which offers a good amount of offroad parking.

Due to the amount of accommodation and location this property would make an excellent main residence or a luxurious second home



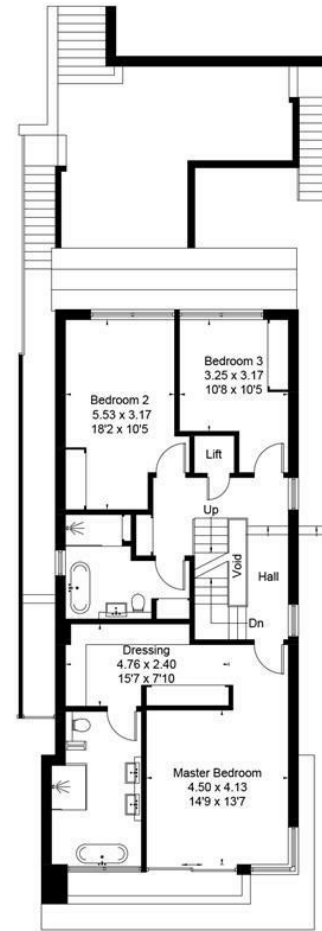
Approximate Floor Area = 397.5 sq m / 4279 sq ft  
(Including Garage / Excluding Void)



Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 228510

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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:

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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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A	(81-91) A	90	90	(82-90) A	(81-91) A		
(89-91) B	(69-80) B			(69-80) B	(69-80) B		
(85-88) C	(55-68) C			(55-68) C	(55-68) C		
(82-84) D	(49-54) D			(49-54) D	(49-54) D		
(79-81) E	(45-48) E			(45-48) E	(45-48) E		
(76-78) F	(41-44) F			(41-44) F	(41-44) F		
(73-75) G	(37-40) G			(37-40) G	(37-40) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	