



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





**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, large double garage with spacious office/5th bedroom above, 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

### **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 substantial and well-presented but would benefit from some modernisation or redevelopment (subject to the correct planning permission).

With wide hallways and stairs, and very good-sized rooms throughout, the house has 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 10ft x 21ft, which has been used as a well-equipped WORK FROM HOME office, though would alternatively serve as a very spacious additional/guest bedroom.

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.

### **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.

