



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.



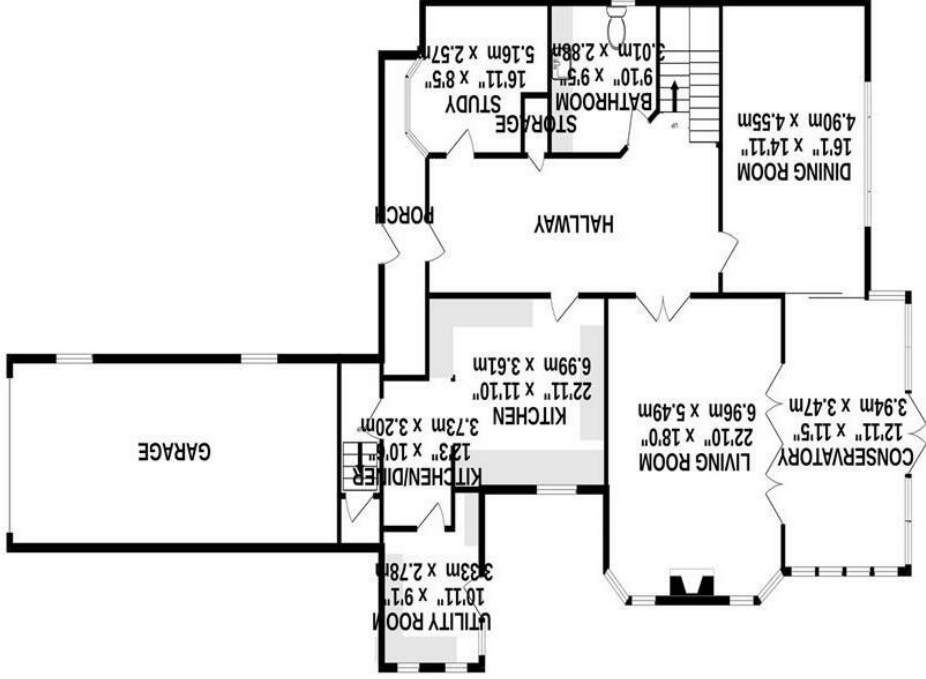
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GROUND FLOOR
2002 sq.ft. (186.0 sq.m.) approx.



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
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