



30

Whitecliff Road, Whitecliff, Poole, Dorset, BH14 8DX



30

Whitecliff Road, Whitecliff, Poole, Dorset, BH14 8DX

****BRAND NEW**** 5 bedroom detached house with **STUNNING PANORAMIC VIEWS** across Poole Harbour and beyond. Built by one of the areas leading developers, the property offers over 4,250SQFT of versatile internal accommodation and large external entertaining areas.



Offers In Excess Of: £2,495,000, Tenure: 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



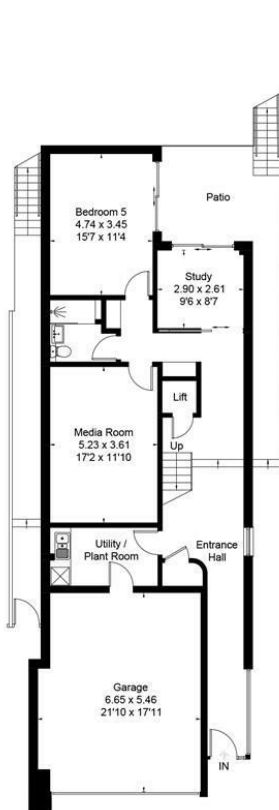




an integral garage, a laundry room, a media room, guest suite and a study connecting to a sunken courtyard. The elevated ground floor is largely open plan with the luxury kitchen, dining and living spaces orientated to make the most of the impressive views. There are a total of five bedrooms and four 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



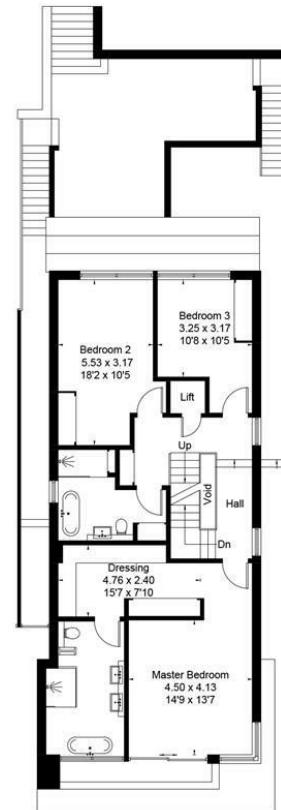
Approximate Floor Area = 397.5 sq m / 4279 sq ft
(Including Garage / Excluding Void)



Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

