

Glenmore

9A Haig Avenue

Canford Cliffs • Poole • Dorset BH13 7AJ



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GLENMORE

Price Guide £2,975,000

Glenmore is one of the largest and most opulent houses constructed in Canford Cliffs in recent years. It nestles in a quiet and secluded position at the end of Haig Avenue, one of the most exclusive addresses in the area. Approached via a long private driveway behind security gates, the plot has the benefit of direct access onto the Championship Parkstone Golf Course at the 17th green (subject to membership). This Super Home will appeal greatly to those with a large car collection as the garage will hold up to seven vehicles.

Constructed to exacting standards and to a magnificent scale (9,246 sq ft) the luxurious finishes include bespoke American White Oak joinery, high ceilings and large expanses of natural stone and polished marble with large traditional cornices and oversized doors.

The reception hall boasts a 32 ft high vaulted ceiling and a most impressive handmade staircase. The kitchen/family room incorporates a superb bespoke fitted kitchen with hand crafted curved units designed to include three islands, a breakfast bar and whole host of high-quality integrated appliances. This showcase room opens onto an all-weather terrace with patio heaters which is perfect for year-round al fresco dining or for simply taking in the view of the grounds below.

The formal drawing room is spectacularly large with triple aspect sash windows and doors leading to a private balcony and the covered terrace.

Other reception areas on this level include a formal dining room, informal family room/bar and study which can be accessed from a separate entrance if needs be – ideal for those who require a home office or those wishing to work from home. The first floor incorporates four double bedroom suites, the most palatial of which is the master with a private balcony, 'his and hers' dressing rooms and a wonderful en-suite bathroom with twin hand basins, free standing bath, walk in shower and ceiling mounted body drier. The remaining guest bedrooms all have en-suite facilities.

On the lower ground floor two en-suite bedrooms form a separate suite which is ideal for guests, au pair or relatives. On this level is a reception and further snug; and a connecting door leads to the integral garage with space for up to seven cars.

Glenmore incorporates an impressive indoor swimming pool with automatic cover, changing and shower facilities plus a generous poolside area with French doors connecting to a sun terrace with the landscaped gardens beyond.

The gardens boast several lawned areas and plentiful planting as well as a delightful pavilion.









ACCOMMODATION

Lloyds Property Group 103 The Square, Lilliput, Poole, Dorset BH14 7LP 01202 701800

Lower Ground Floor

Indoor Swimming Pool complex with shower/changing room

WC • Reception Room • Snug

Two Guest Bedrooms with en-suite facilities

Integral garage for up to seven cars

Ground Floor

Palatial Reception Hall

Magnificent Drawing Room

Formal Dining Room

Bespoke hand-made Kitchen/Breakfast Room

Utility Room • Family Room/Bar

Study • Guest Cloakroom

First Floor

Master Bedroom with 'his & hers' walk in dressing rooms and sumptuous en-suite bathroom

3 further bedroom suites (one with private balcony) and luxurious en-suite facilities



Glenmore, Haig Avenue, Canford Cliffs

Approximate Gross Internal Area :- 859 sq m / 9246 sq ft
Inc Covered Terrace and Garage



For identification purposes only, not to scale



Viewing: Strictly by prior appointment through sole selling agents Lloyds **Ref: 3173**

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