

Lapis

138 Canford Cliffs Road
Canford Cliffs, Poole
Dorset BH13 7ER



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Price Guide £2,350,000

Set over four floors, with wonderfully versatile living accommodation, this breathtaking modern mansion extends to 5,665 square feet and is tucked away down a long and private drive. Lapis is one of just three executive homes set well back from Canford Cliffs Road.

Summary of Accommodation

Presented for sale in show home condition

6 double bedrooms

6 stylish bathrooms • 3 reception rooms

Integral double garage • Additional double garage

Harbour views from upper floors

No forward chain



Lapis boasts very generous living spaces and an abundance of outside terracing and balconies with harbour views from the upper floors.

Together with a level walled front garden and a low maintenance rear garden with a pretty sylvan outlook, this property really does have it all.

On the ground floor there is an impressive entrance hall. The stylish interior features a fabulous kitchen and separate dining area, both of which link to the large living room and both of which open to the south westerly facing terrace and garden.

Also on this level is a bespoke fitted home study, a cosy TV snug/family room, large utility room, guest cloakroom and integral garage.

The lower ground floor is home to a 34ft x 20'8ft multi use suite complete with en-suite shower room (currently set up as a dance studio but perfect for visiting guests), a games or media room, a gymnasium, housekeepers accommodation or could even be turned into an indoor pool complex and spa, subject of course, to the necessary consents.

On the first floor, there are four double bedrooms, three with their own balconies and all with luxurious en-suite facilities, bespoke built wardrobes or dressing rooms.



The second floor is dedicated to the superb principal bedroom suite complete with a large en-suite bathroom, an abundance of wardrobes and a very generous balcony overlooking the rear garden and out towards Poole Harbour.

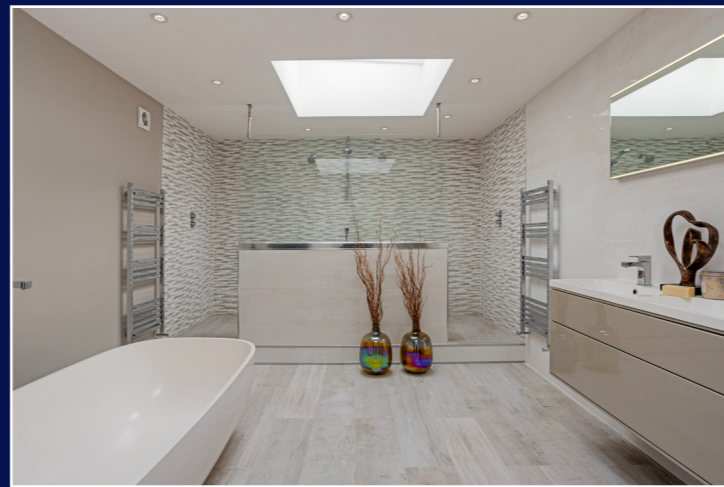
This amazing family home is meticulously presented and boasts an amazing standard of finish with all the 'mod cons' one would expect to find in such a super home.

The glistening shores of Poole Harbour are less than a mile away and the world famous beaches at Sandbanks are easily accessible too.

Canford Cliffs, which is referred to by the locals as 'The Village', is less than half a mile away and offers a great selection of eateries including the recently opened Anchorage, The Cliff and The Canford gastro pubs, as well as Renoufs and Stock Dining Room.

Other local amenities include a general store and post office, an artisan bakery, a great coffee shop and hair and beauty salons.

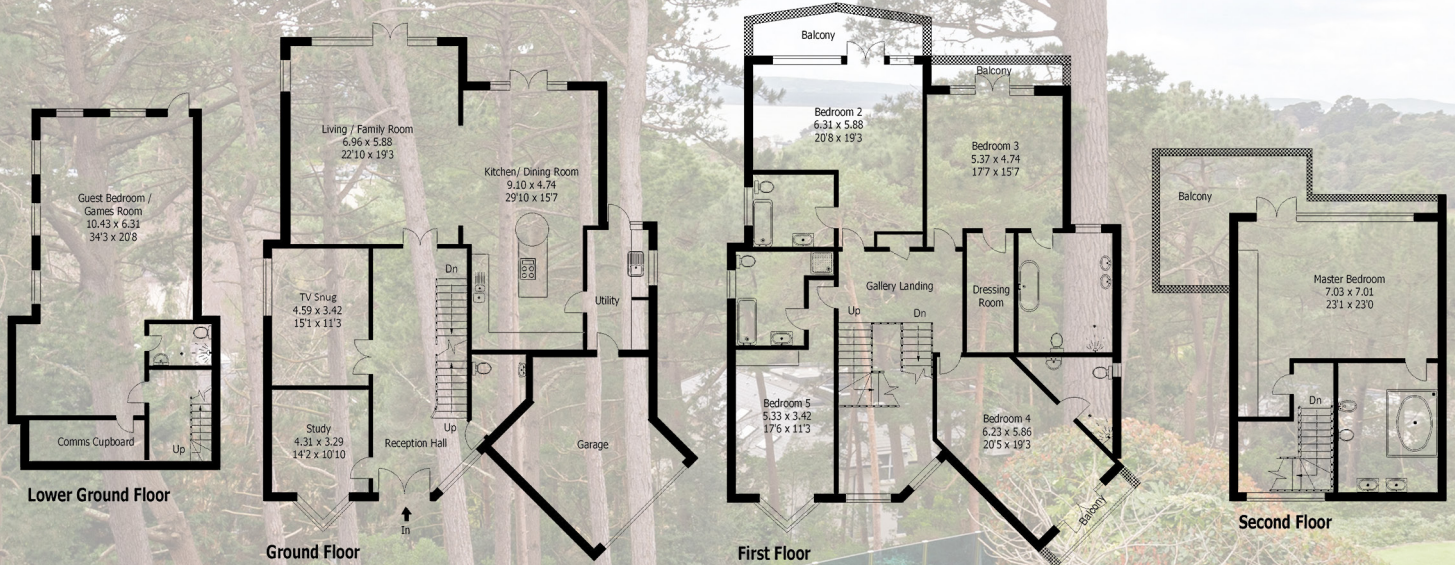
Rail links to London are within easy reach as are road links to the A338, M27, M3 and beyond. Bournemouth International Airport is approximately 15 minutes away.





Lapis, Canford Cliffs Road, Canford Cliffs

Approximate Gross Internal Area :- 526 sq m / 5665 sq ft



For identification purposes only, not to scale
Created using existing drawings and dimensions

Lloyds Property Group

PROPERTY NAME

Lapis, 138 Canford Cliffs Road

Approx Total Area = 526 sq m / 5665 sq ft

LOCATION

Canford Cliffs BH13 7ER

VIEWING ARRANGEMENTS

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