

# Amaroo 1 Cliff Drive

Canford Cliffs  
Poole, Dorset  
BH13 7JD



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*Guide price £1,600,000*

Amaroo represents a rare opportunity to acquire a beautifully appointed detached residence in one of Canford Cliffs' most coveted addresses. Located on the prestigious Cliff Drive, just moments from the golden beaches of Poole's celebrated coastline, this five-bedroom home offers refined coastal living with generous, contemporary interiors and thoughtfully landscaped, low-maintenance gardens.

## *Summary of Accommodation*

Exceptional open plan lifestyle room with bi-fold doors to terrace

5 bedrooms, 3 bathrooms, including a luxury principal suite

Separate sitting room for formal or flexible use

Contemporary garden studio with power and light

Low-maintenance rear garden with synthetic lawn & decking

Integral garage plus paved driveway with additional parking

Walking distance to beaches





At the heart of this beautifully designed home lies a superb open plan living space, seamlessly combining kitchen, dining and informal sitting areas. Bathed in natural light and thoughtfully zoned for modern living, this versatile space features bi-fold doors opening directly onto a stylish decked terrace – creating a wonderful indoor/outdoor flow ideal for entertaining or relaxing.

The luxury kitchen is beautifully appointed with stone worktops, a central peninsula breakfast bar, and a full range of high-quality integrated appliances, ensuring both style and functionality. A separate sitting room provides the perfect retreat for quieter moments, a playroom, or formal entertaining, offering versatility for families of all sizes and lifestyles.

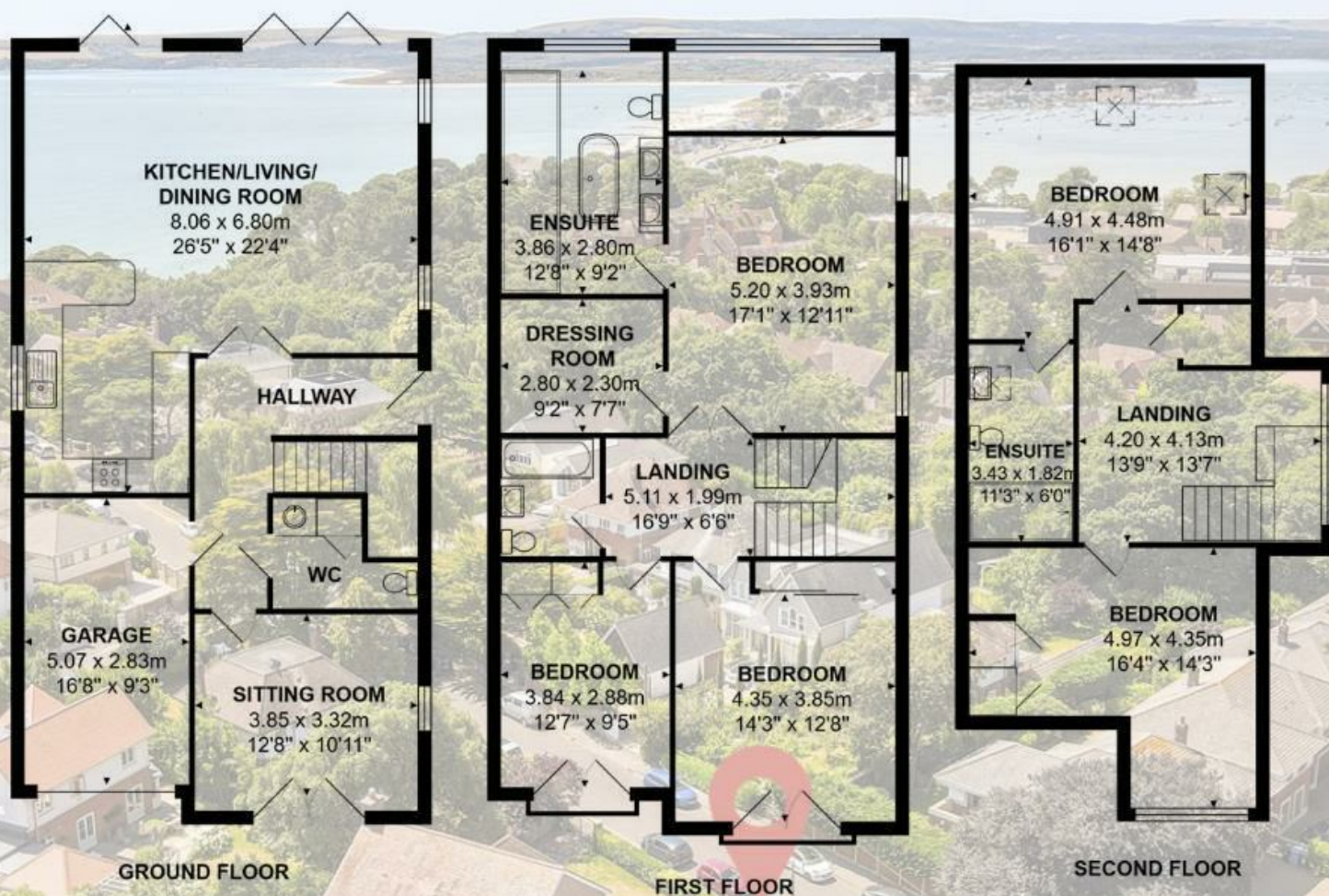
Set across the upper floor are five generously sized bedrooms, all presented to a high standard and offering ample natural light. The principal bedroom suite is a standout feature – generously proportioned and complete with a large en-suite bathroom, double walk-in shower and a dedicated dressing area. Two further bathrooms (one en-suite, one family) serve the additional bedrooms, offering convenience for guests and family alike.



To the rear, the garden has been thoughtfully landscaped for minimal maintenance and year-round enjoyment. It includes a decked entertaining terrace, synthetic lawn and mature perimeter planting. A striking freestanding garden studio with full power and lighting creates an ideal space for a home office, gym or creative retreat.

Located on Cliff Drive, one of Canford Cliffs' most exclusive residential roads, Amaroo enjoys immediate access to the sandy beaches of Poole Bay via nearby Chine pathways or zig-zag trails. The thriving village centre - home to independent cafés, boutiques and acclaimed restaurants – is just a short, level walk away.

The Bournemouth Wessex Way is nearby, providing direct access to the A31 and M27, while Parkstone Station offers regular services to London Waterloo in approximately two hours.



## Lloyds Property Group

PROPERTY NAME

Amaroo 1 Cliff Drive

LOCATION

BH13 7JD

TOTAL FLOOR AREA

2576.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

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Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*