

Luxury+Prestige

# 11 ST CLAIR ROAD

CANFORD CLIFFS, POOLE, BH13 7JP























# TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

*vimeo*

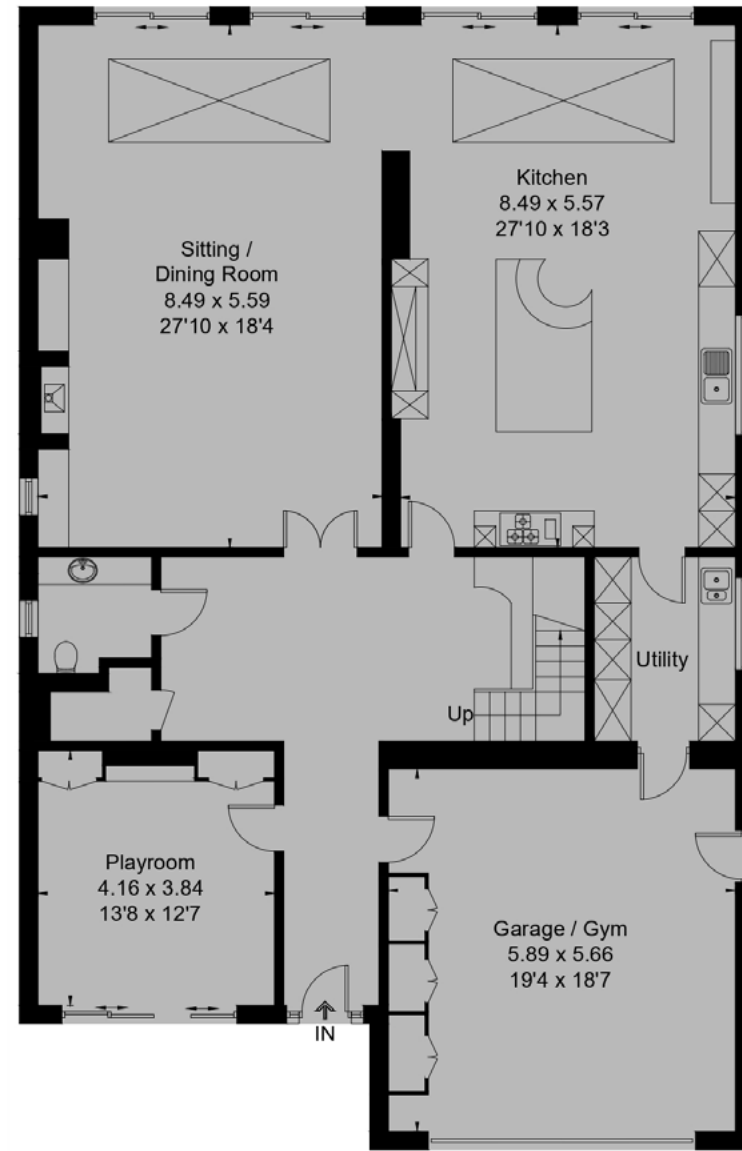
# Floorplan

11 St Clair Road, Canford Cliffs  
Poole, BH13 7JP

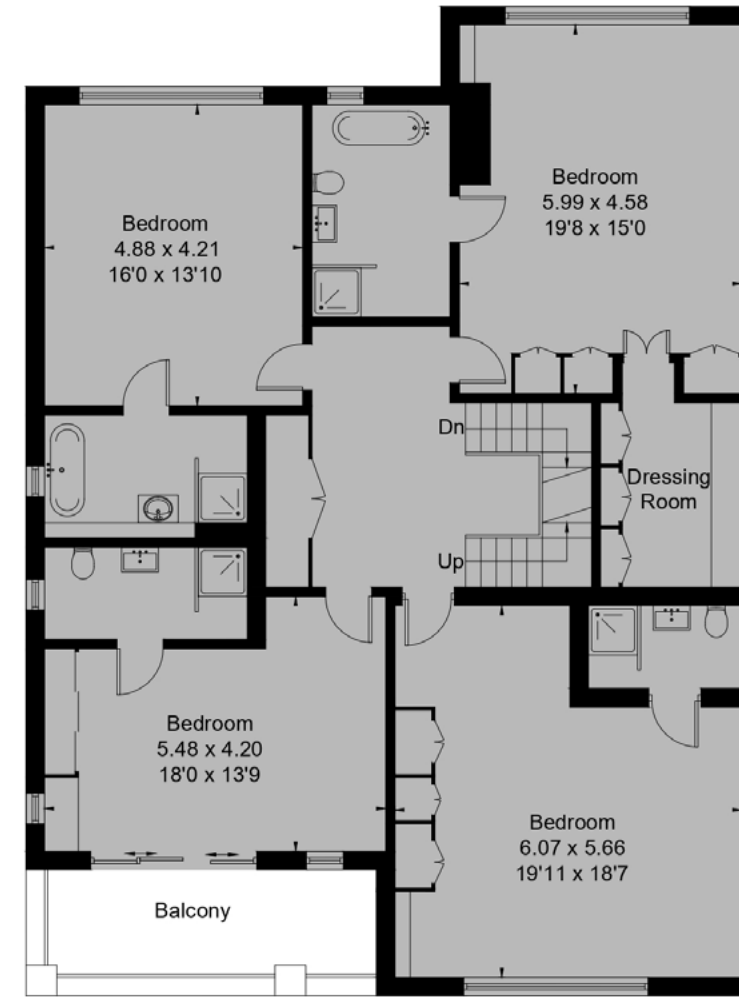
## GROSS INTERNAL AREA

House: 5,274 sq. ft / 490 m<sup>2</sup>

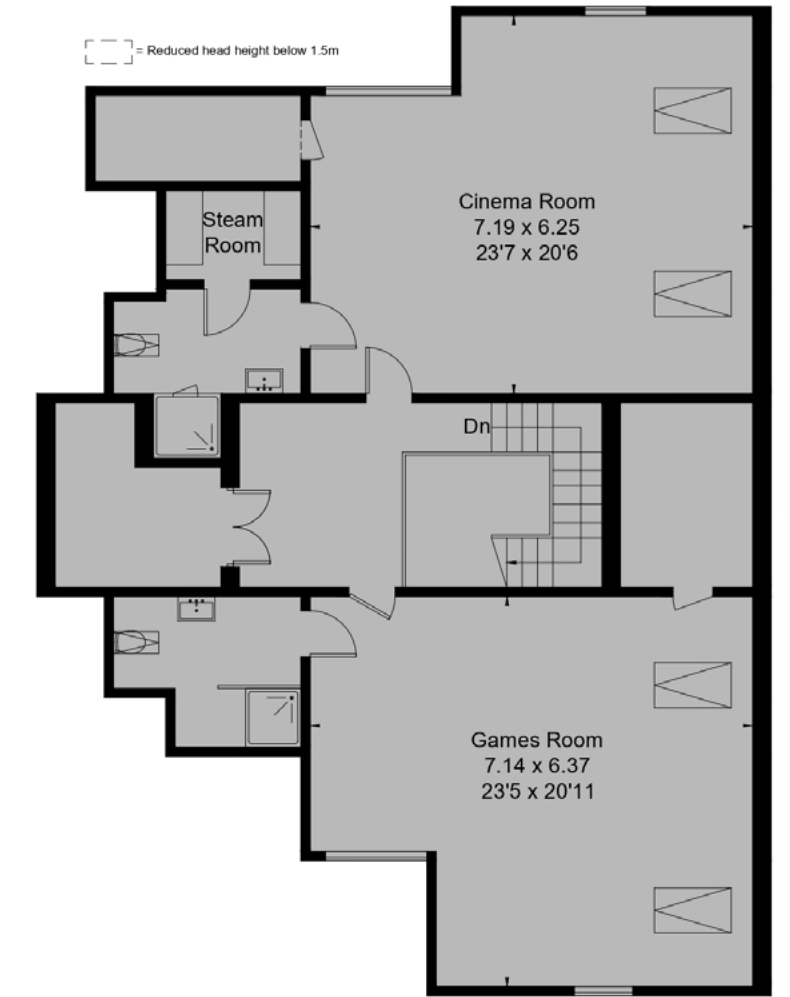
Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109509

# Summary

Situated in one of Canford Cliffs' most sought-after locations, this exceptional detached residence combines generous accommodation with beautifully curated interiors, all within easy walking distance of the village shopping parade and some of the area's finest beaches. Renowned for its strong sense of community, Canford Cliffs remains one of the South Coast's most desirable places to live.

Extending to approximately 5,275 sq ft, the property is impeccably presented throughout and offers highly versatile accommodation. The ground floor is centred around a stunning recently refitted kitchen/family room, featuring a bespoke hand-painted kitchen, central island and banquette dining area, with direct access to the rear garden. A magnificent sitting room measuring almost 28 feet in length also opens onto the garden, while a separate reception room provides an ideal television lounge or snug.

The first floor currently offers four generous bedrooms and four bathrooms. The top floor provides further flexibility and is presently arranged as a games room and private cinema, although it could easily accommodate two additional bedrooms and bathrooms.

Outside, the level rear garden has been designed for ease of maintenance with synthetic lawn, while a gated driveway and substantial garage, currently utilised as a gymnasium, complete the property. Further benefits include underfloor gas-fired central heating and air conditioning to selected principal rooms.

# Details

<b>Guide Price:</b>	OIEO £2,500,000
<b>Tenure:</b>	Freehold
<b>Lease Length:</b>	N/A
<b>Maintenance:</b>	N/A
<b>Ground Rent:</b>	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Local Authority:</b>	BCP Council
<b>Council Tax:</b>	Band H 2026/2027                      £4,799.98pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	Mains gas, electricity, water and drainage

# Key features

- + Prime Canford Cliffs location
- + Walking distance to village amenities and beaches
- + Approximately 5,275 sq ft of accommodation
- + Four bedrooms and four bathrooms
- + Flexible top floor with cinema and games room
- + Potential for up to six bedrooms
- + Stunning recently refitted hand-painted kitchen
- + Spacious 28ft sitting room with garden access
- + Gated driveway and substantial garage/gym
- + Underfloor heating and air conditioning to selected rooms

# Our team



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