

Luxury+Prestige

# 8 MARTELLLO ROAD SOUTH

CANFORD CLIFFS, POOLE, BH13 7HH

















# TAKE A STEP INSIDE



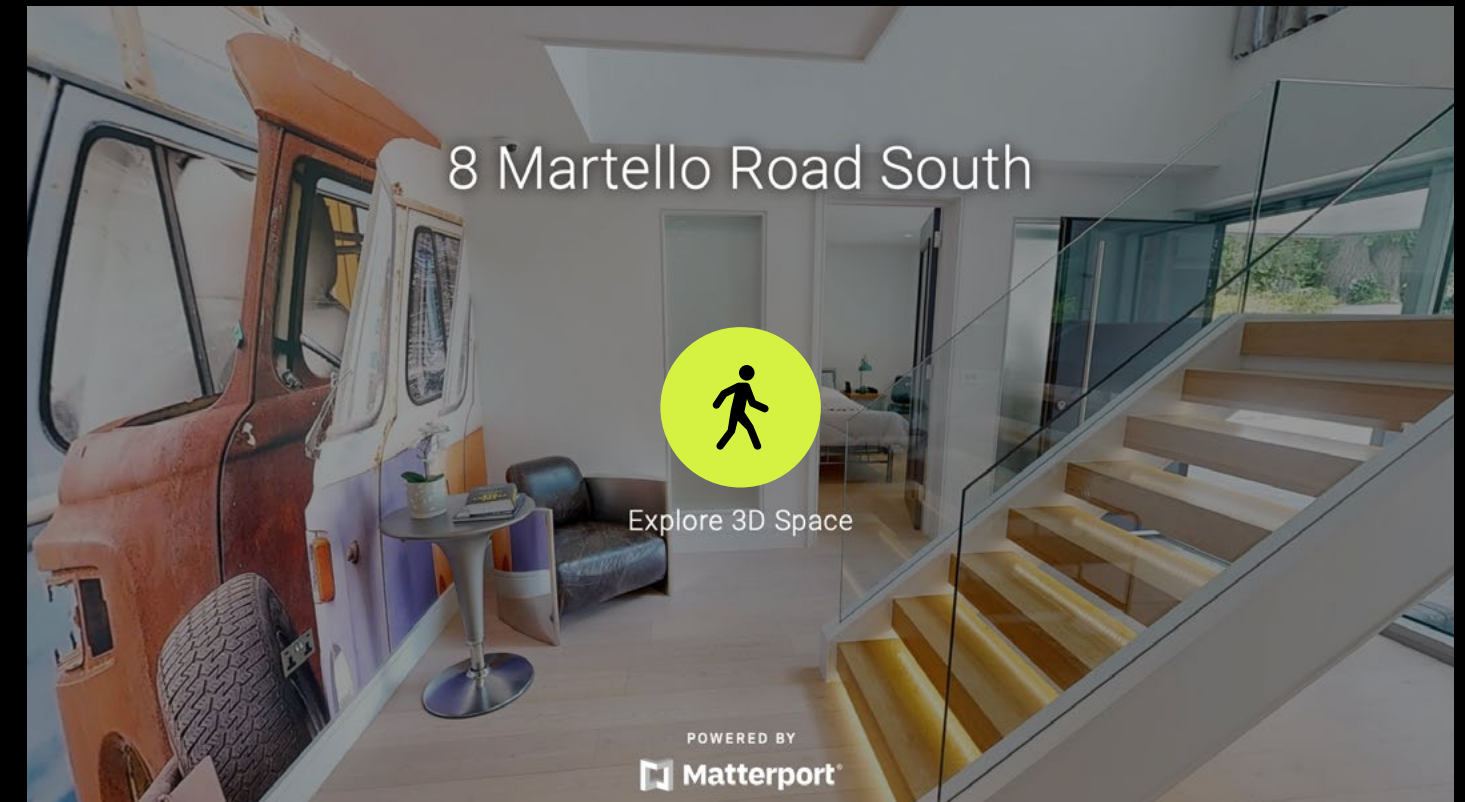
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**

# Floorplan

8 Martello Road South,  
Canford Cliffs, Poole, BH13 7HH

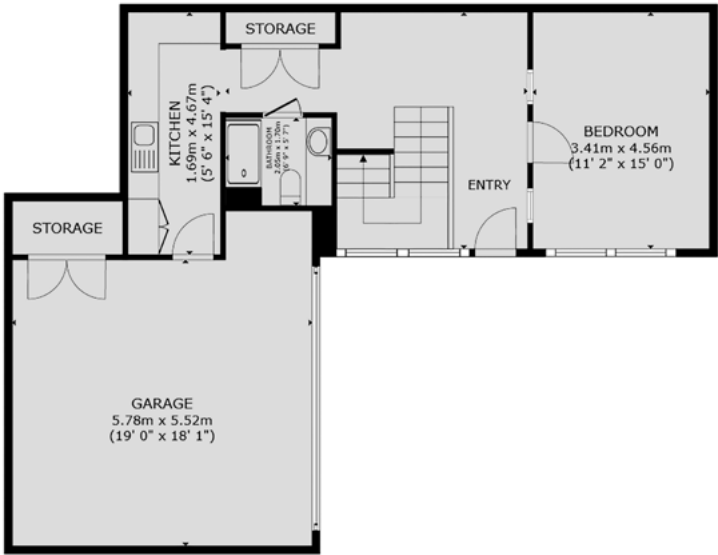
GROSS INTERNAL AREA

House:  
Ground Floor: 569 sq. ft / 53 m<sup>2</sup>  
First Floor: 1,213 sq. ft / 113 m<sup>2</sup>  
Second Floor: 1,092 sq. ft / 101 m<sup>2</sup>  
Total: 2,874 sq. ft / 267 m<sup>2</sup>

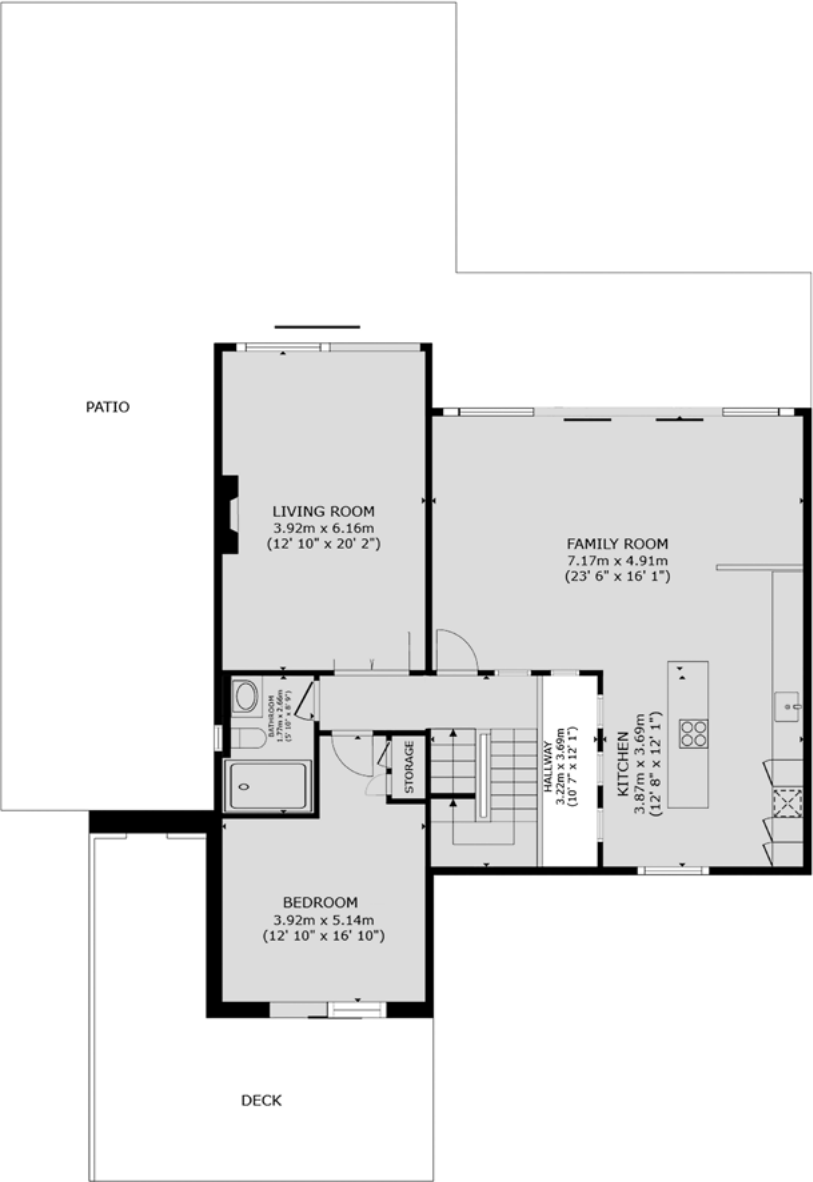
Garage: 361 sq. ft / 34 m<sup>2</sup>

Overall Total: 3,235 sq. ft / 301 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



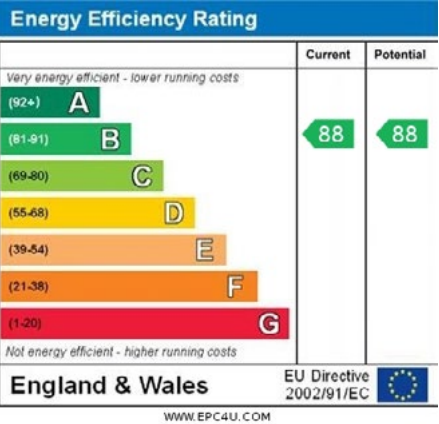
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Summary

This is an exceptional contemporary home, perfectly positioned to take advantage of all the area's leisure amenities.

It is convenient for shops and restaurants at Canford Cliffs village as well beaches at Canford Cliffs Chine as well as Branksome Chine. However, the location benefits from a spacious and leafy street scene more commonly associated with Branksome Park. It was built by one of the area's leading developers but was also subject to numerous upgrades and extras, all commissioned during the course of construction.

The built form extends to around 3,235 square feet arranged over three floors. It includes five bedrooms and five bathrooms, formal sitting as well as an open plan lifestyle room which includes a highly luxurious contemporary kitchen complete with stone tops and a centre island with breakfast bar, informal dining with banquette seating and relaxed sitting, all connected to the sunny rear garden via large format sliding patio doors. The principal bedroom, guest bedroom and open plan living space all benefit from air conditioning.

The outside space is especially appealing and in addition to a large decked terrace, there is an extensive private sun terrace and a low maintenance synthetic lawn. There is also an integral double garage and secure parking on the gated driveway. The high end specification is expansive and too long to list here but the images paint a picture of the high design and luxurious decorative finishes throughout.

# Details

|                  |                                                                                                                            |                |  |
|------------------|----------------------------------------------------------------------------------------------------------------------------|----------------|--|
| Guide Price:     | £2,295,000                                                                                                                 |                |  |
| Tenure:          | Freehold                                                                                                                   |                |  |
| Lease Length:    | N/A                                                                                                                        |                |  |
| Maintenance:     | N/A                                                                                                                        |                |  |
| Ground Rent:     | N/A*                                                                                                                       |                |  |
|                  | * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts. |                |  |
| Stamp Duty:      | Main Home                                                                                                                  | £189,150**     |  |
|                  | Additional Home                                                                                                            | £303,900**     |  |
|                  | ** based on guide price, correct as at 13.05.25                                                                            |                |  |
| Local Authority: | BCP Council                                                                                                                |                |  |
| Council Tax:     | Band H                                                                                                                     |                |  |
|                  | 2025/2026                                                                                                                  | £4,509.88pa*** |  |
|                  | *** Amount shown is for a main home, please seek advice for additional home.                                               |                |  |
| Services:        | Mains gas, electricity, water and drainage                                                                                 |                |  |

# Key features

- + Wonderful contemporary design
- + Great location
- + Convenient for amenities and beaches
- + Leafy street scene
- + Approximately 3,235 square feet
- + Five bedrooms, five bathrooms
- + Open plan living
- + Wonderful outside space
- + Great parking
- + Exceptional interior design

# Our team



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# Get in touch

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