

Luxury+Prestige

# 7 MOOREFIELDS ROAD

CANFORD CLIFFS, POOLE, BH13 7HA

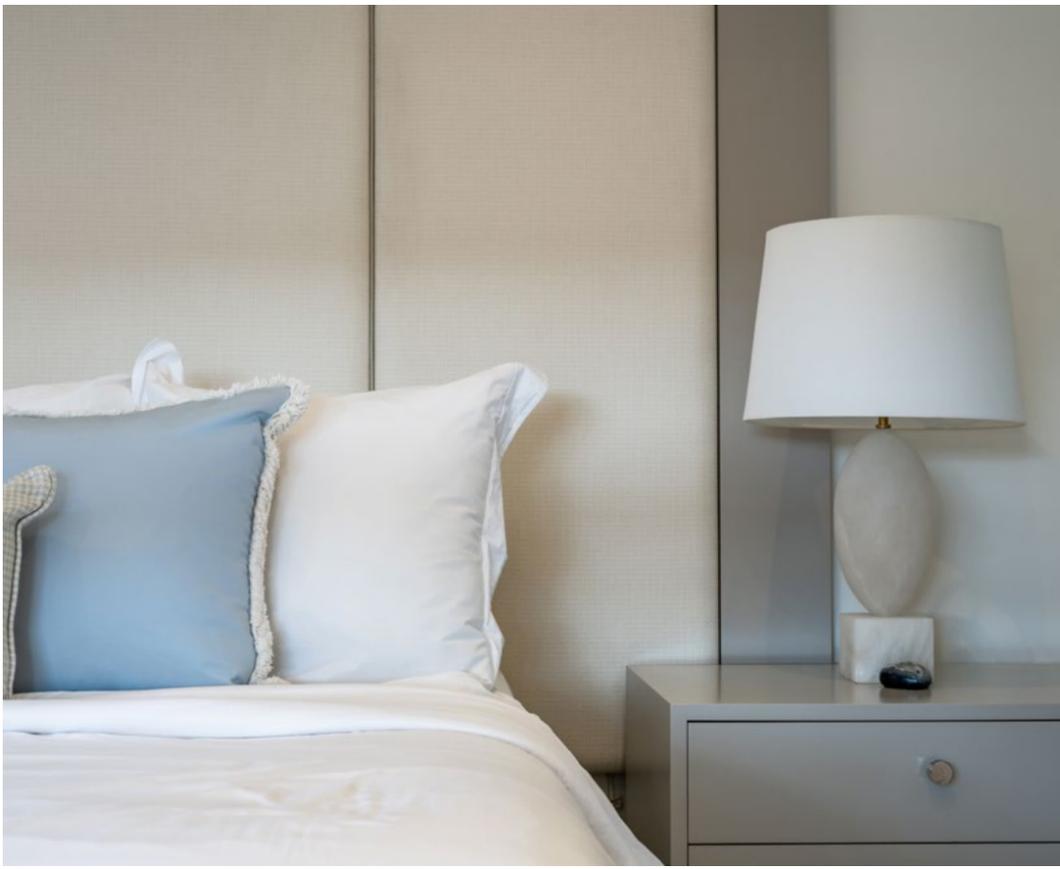


















# TAKE A STEP INSIDE



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

*vimeo*

# Floorplan

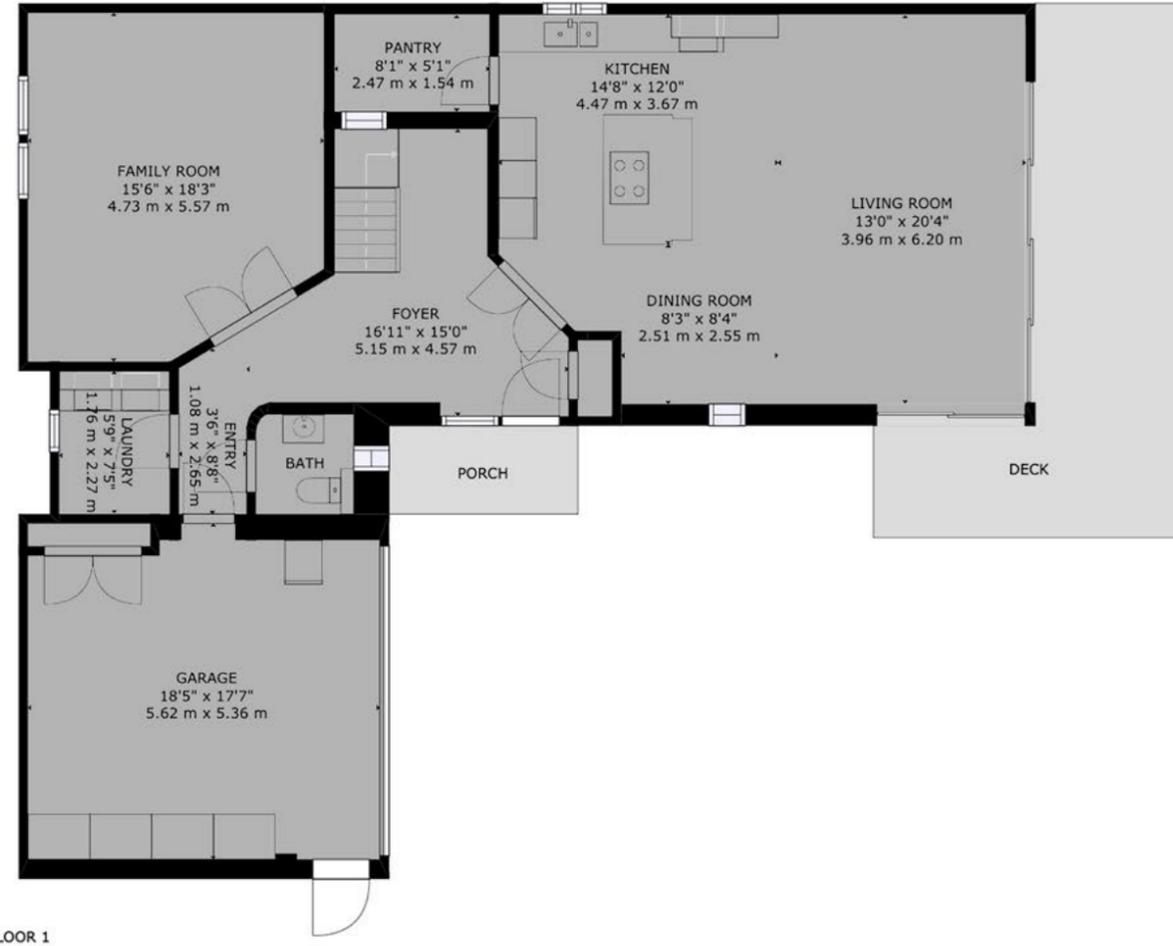
7 Moorfields Road, Canford Cliffs  
Poole, BH13 7HA

## GROSS INTERNAL AREA

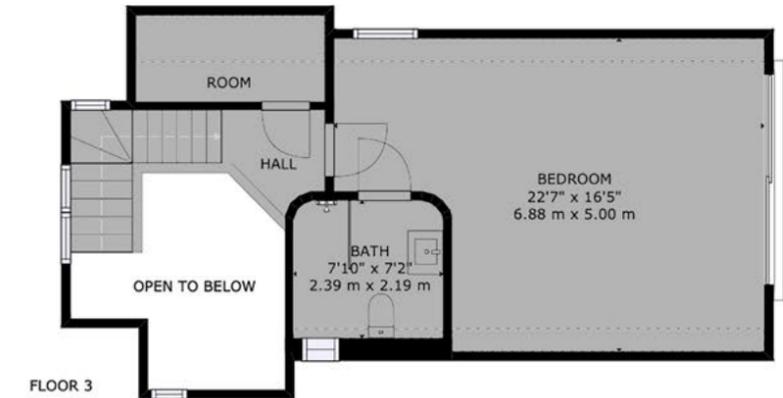
### House:

Ground Floor: 1,159 sq. ft / 108 m<sup>2</sup>  
 First Floor: 1,038 sq. ft / 96 m<sup>2</sup>  
 Second Floor: 429 sq. ft / 40 m<sup>2</sup>  
 Garage: 313 sq. ft / 29 m<sup>2</sup>  
**Total: 2,939 sq. ft / 273 m<sup>2</sup>**

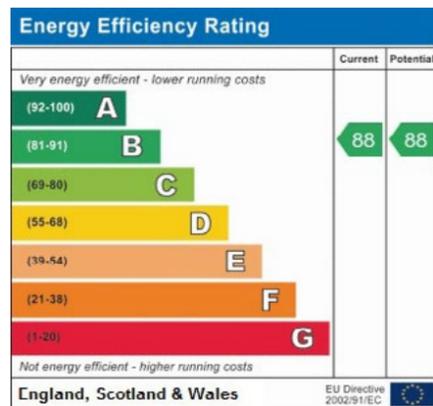
Sizes and dimensions are approximate, actual may vary.



FLOOR 2



FLOOR 3



Address:  
7 Moorfields Road

Luxury and Prestige

T: 01202 007373

E: info@luxuryandprestige.com

luxuryandprestige.com



# Summary

**A wonderful contemporary home which is perfectly positioned for anybody making a move to enjoy the lifestyle and amenities for which the area is known.**

This road is tucked away but an easy walk from Canford Cliffs Village where there is a diverse range of shops and restaurants. Walk slightly further to the south side of the village and there is a woodland walk to some of the areas most beautiful beaches at the foot of Canford Cliffs Chine. Although the property is barely 10 years old it has been meticulously maintained since new by the current owners who have recently invested in significant cosmetic upgrades including a spectacular new fitted kitchen complete with stone tops, Gaggenau appliances and a centre island with breakfast bar as well as a walk in pantry. Other upgrades include fitting out the open plan kitchen family room, the utility room, cinema / formal sitting and principal bedroom. the accommodation is very spacious, arranged over three floors and extends to nearly 3000 sq ft although the integral garage is currently utilised as a gymnasium. The interior is truly stunning and only matched by the high standard of landscaping including a synthetic lawn, private sun terrace and a secured gated driveway.

# Details

<b>Guide Price:</b>	£2,250,000
<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 2025/2026                    £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	Mains gas, electricity, water and drainage

# Key features

- + **Wonderful lifestyle location**
- + **Stunning decor**
- + **Convenient for shops and restaurants**
- + **Walk to Canford Cliffs Chine**
- + **Nearly 3000 sq ft**
- + **Four bedrooms, three bathrooms**
- + **Open plan kitchen family room**
- + **Spectacular fitted kitchen**
- + **Separate sitting / media room**
- + **Secure grounds**

# Our team



**Steve Isaacs**  
Managing Director

07970 878106  
steve@luxuryandprestige.com



**Harriet Towing**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Lead Photographer

07944 986977  
adrianna@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Jane Honour**  
Administrator

01202 007373  
jane@luxuryandprestige.com

# Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	1156
Published:	March 2026



#### Important notice

Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Luxury+Prestige