

Luxury+Prestige

# 5 NAIRN ROAD

CANFORD CLIFFS, POOLE, BH13 7NE















# TAKE A STEP INSIDE



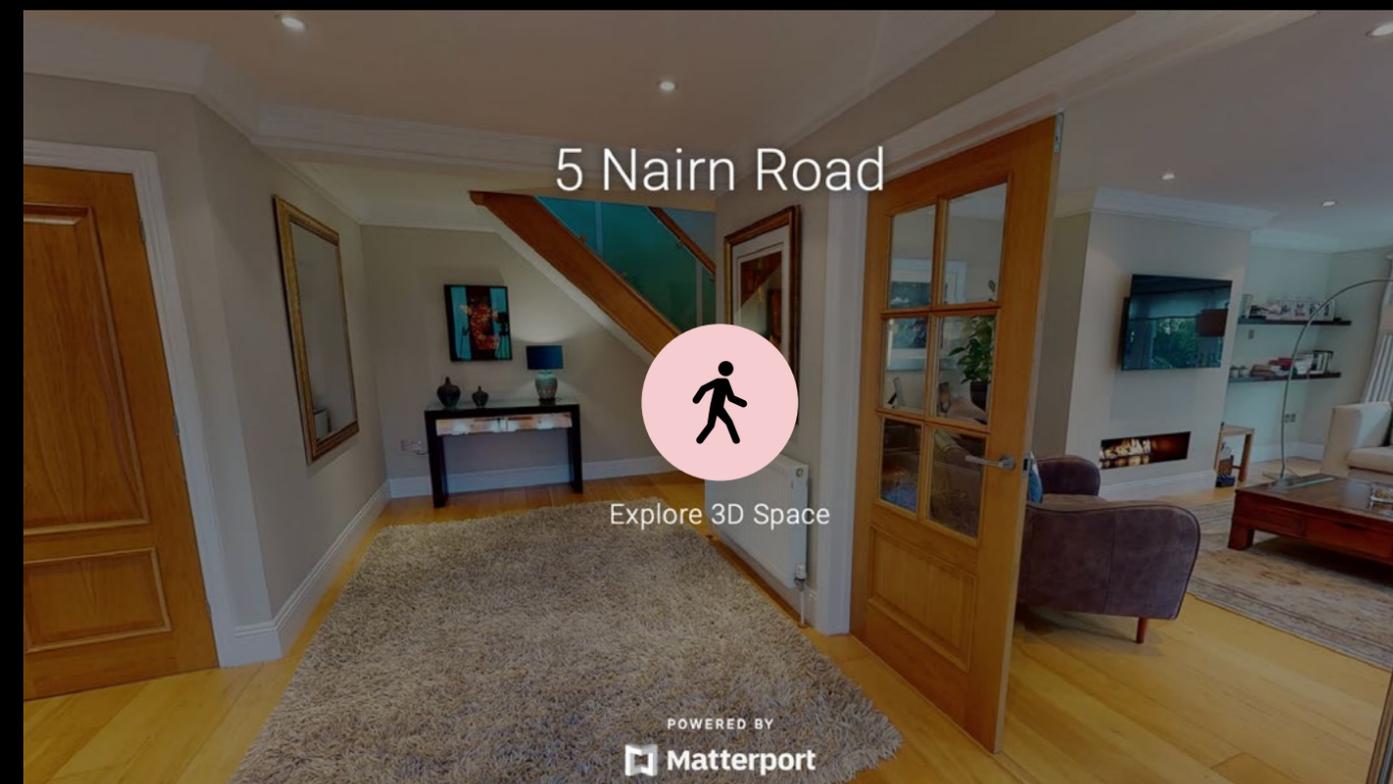
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

5 Nairn Road, Canford Cliffs  
Poole, BH13 7NE

## GROSS INTERNAL AREA

### House:

Ground Floor: 1,823 sq. ft / 169 m<sup>2</sup>  
 First Floor: 780 sq. ft / 72 m<sup>2</sup>  
 Total: 2,603 sq. ft / 242 m<sup>2</sup>

Basement: 193 sq. ft / 18 m<sup>2</sup>

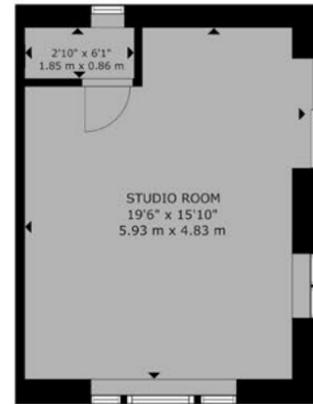
Garage: 387 sq. ft / 36 m<sup>2</sup>

Studio: 298 sq. ft / 28 m<sup>2</sup>

Overall Total: 3,481 sq. ft / 324 m<sup>2</sup>

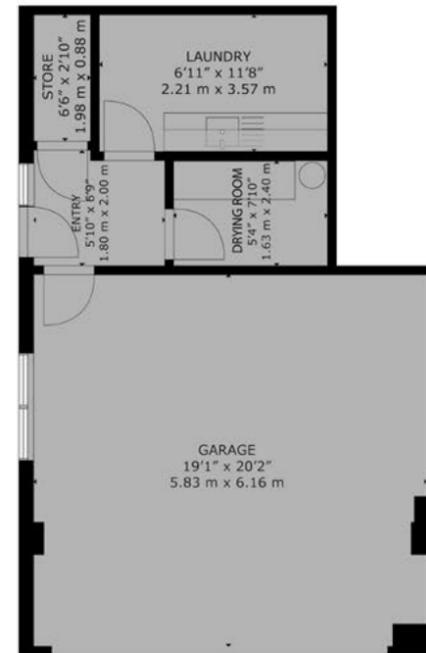
Sizes and dimensions are approximate, actual may vary.

STUDIO\*

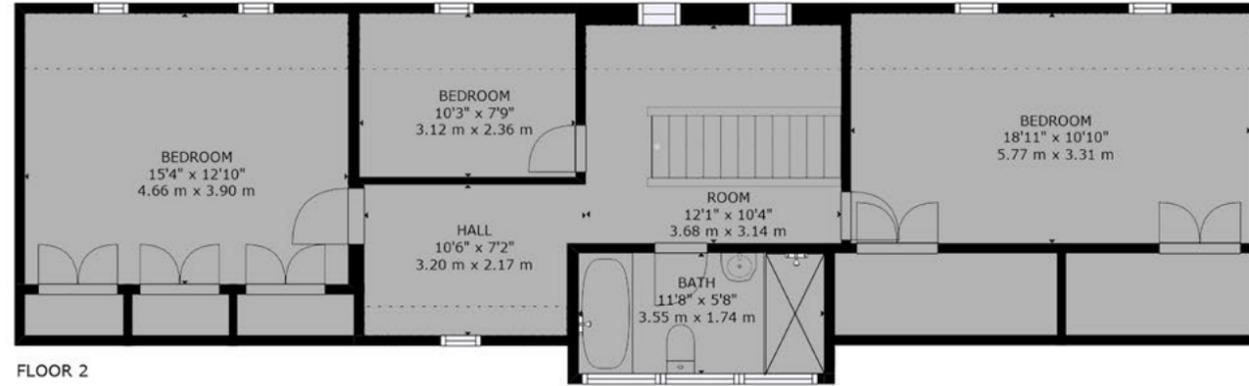


\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

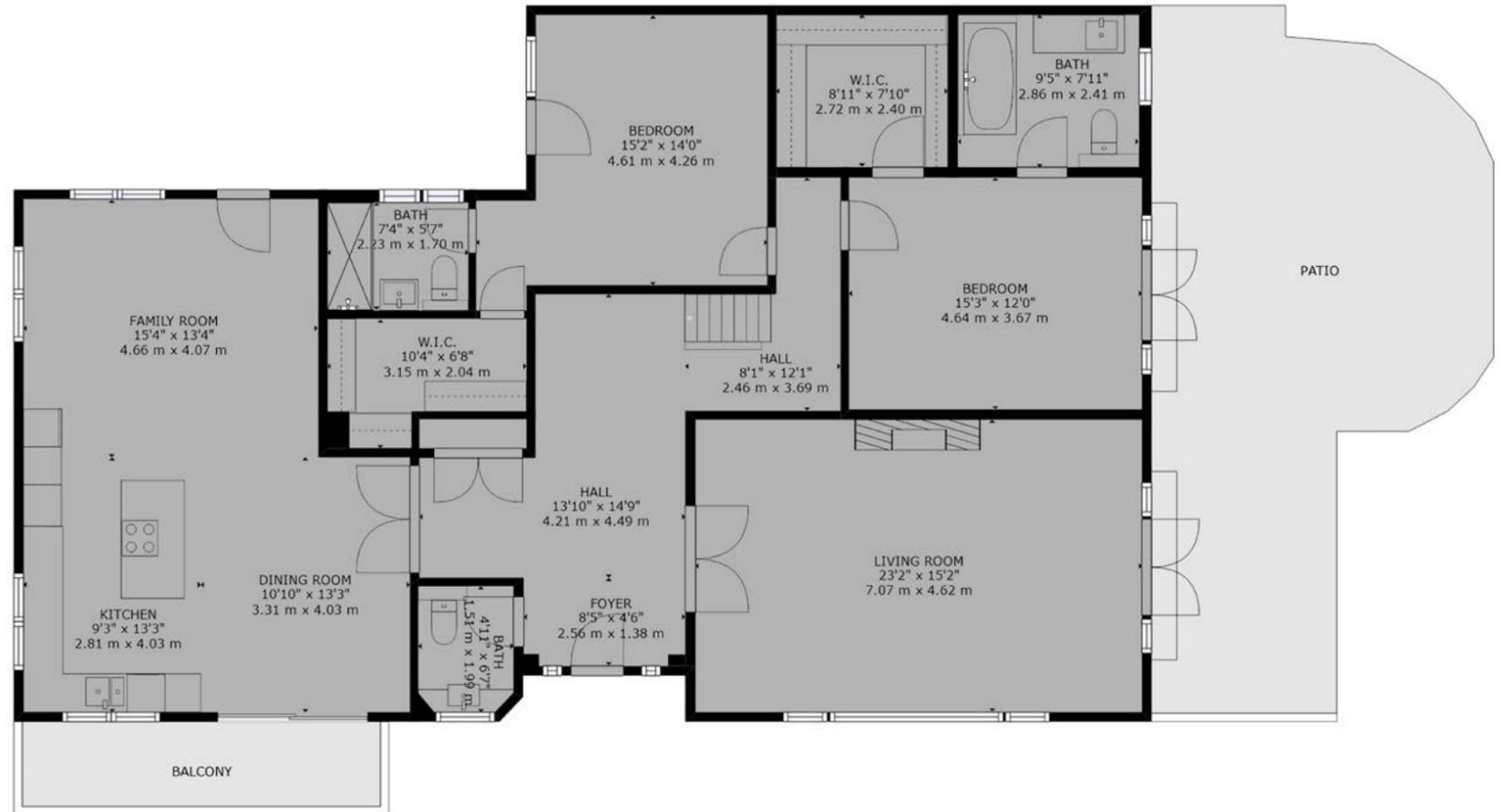
BASEMENT\*



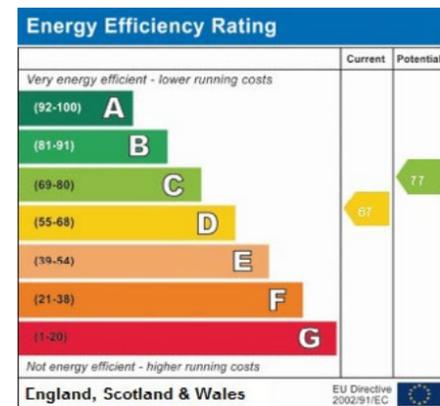
\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



FLOOR 2



FLOOR 1



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5 Nairn Road

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# Summary

**If you are looking for an extremely versatile five bedroom home in one of Canford Cliffs' most sought after roads within easy reach of the areas renowned leisure amenities then look no further.**

With nearly 3,500 square feet of space on offer this is easily a comfortable family home but with the main bedroom on the ground floor it could also suit anyone needing the principal accommodation laid out on a single level. The open plan family room includes a luxury contemporary kitchen with a centre island and stone tops as well as space for informal sitting and dining, not to mention a private sun balcony.

The formal sitting room is bright and sunny thanks to a dual aspect and it opens onto the sun terrace and garden beyond. The main bedroom is one of two on the ground floor and it can only be described as luxurious with a walk in wardrobe and a sumptuous bathroom.

For anyone potentially working from home or needing a stand alone space there is a free standing studio room in the grounds as well the 6m double garage and separate laundry.

# Details

**Guide Price:** £1,695,000

**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.

**Local Authority:** BCP Council

**Council Tax:** Band G  
2025/2026 £3,758.23pa\*\*\*

\*\*\* Amount shown is for a main home, please seek advice for additional home.

**Services:** Mains gas, electricity, water and drainage

# Key features

- + Totals nearly 3,500 square feet
- + Five bedrooms
- + Three bathrooms
- + Sought after location
- + Convenient for shops and beaches
- + Up to date and beautiful interior
- + Open plan kitchen family room
- + Stand alone studio / home office
- + Generous integral garage
- + Sellers suited

# Our team



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