

Luxury+Prestige

Two Gables
9
Newton Road

TWO GABLES

9 NEWTON ROAD, CANFORD CLIFFS, BH13 7EX































Floorplans



GROSS INTERNAL AREA
 FLOOR 1 184.8 m² (1,989 sq.ft.) FLOOR 2 106.1 m² (1,142 sq.ft.)
 EXCLUDED AREAS : PATIO 43.4 m² (467 sq.ft.) BALCONY 2.8 m² (30 sq.ft.)
 TOTAL : 290.8 m² (3,130 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

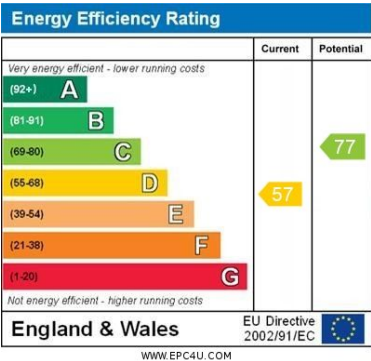
Summary

Newton Road is an especially favoured location. The street scene is leafy and spacious yet it is just a short and level walk from the shopping parade at Canford Cliffs Village. On the south side of the village there is access to some of the area's most beautiful beaches via Canford Cliffs Chine. Such a generous plot is rare so close to these amenities so this could be ideal as either a lifestyle or a family home. This traditional home - aptly named due to its twin gables - has been beautifully extended, remodelled and enlarged by the current owners to a very high standard with a decor that is very stylish and a layout which is modern and versatile. There are four / five bedrooms and four bathrooms (including one downstairs) and a choice of receptions but the star of the show is open plan kitchen family room which zones conveniently for kitchen, complete with centre island and breakfast bar, informal sitting and dining, the whole of which opens on to the impressive private sun terrace and the garden beyond. As well as a superb level lawn there is a detached outbuilding / garage which is used as a combined guest suite facing the grounds. There is an impressive frontage and significant space for casual and guest parking.

Details

Guide Price:	£2,300,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A
Local Authority:	BCP Council
Council Tax:	Band G 2026/2027 £3,999.98 pa*** *** Amount Shown is for a main home, please seek advice for additional home
Services:	Mains electricity, gas, water and drainage

EPC:



Key Features

- + Newly remodelled and refurbished
- + Great lifestyle location
- + Convenient for shops and chine beyond
- + Large level plot
- + Beautiful garden
- + Four / five bedrooms / four bathrooms
- + Wonderful open plan lifestyle room
- + Choice of receptions
- + Guest outbuilding
- + Exceptional parking

Get in touch

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Property ref:

01M5EXMKN65A5JBMR3DES16MZJ

Published:

October 2026

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