

Luxury+Prestige

68 CANFORD CLIFF ROAD

CANFORD CLIFFS, POOLE, BH13 7AB

















TAKE A STEP INSIDE



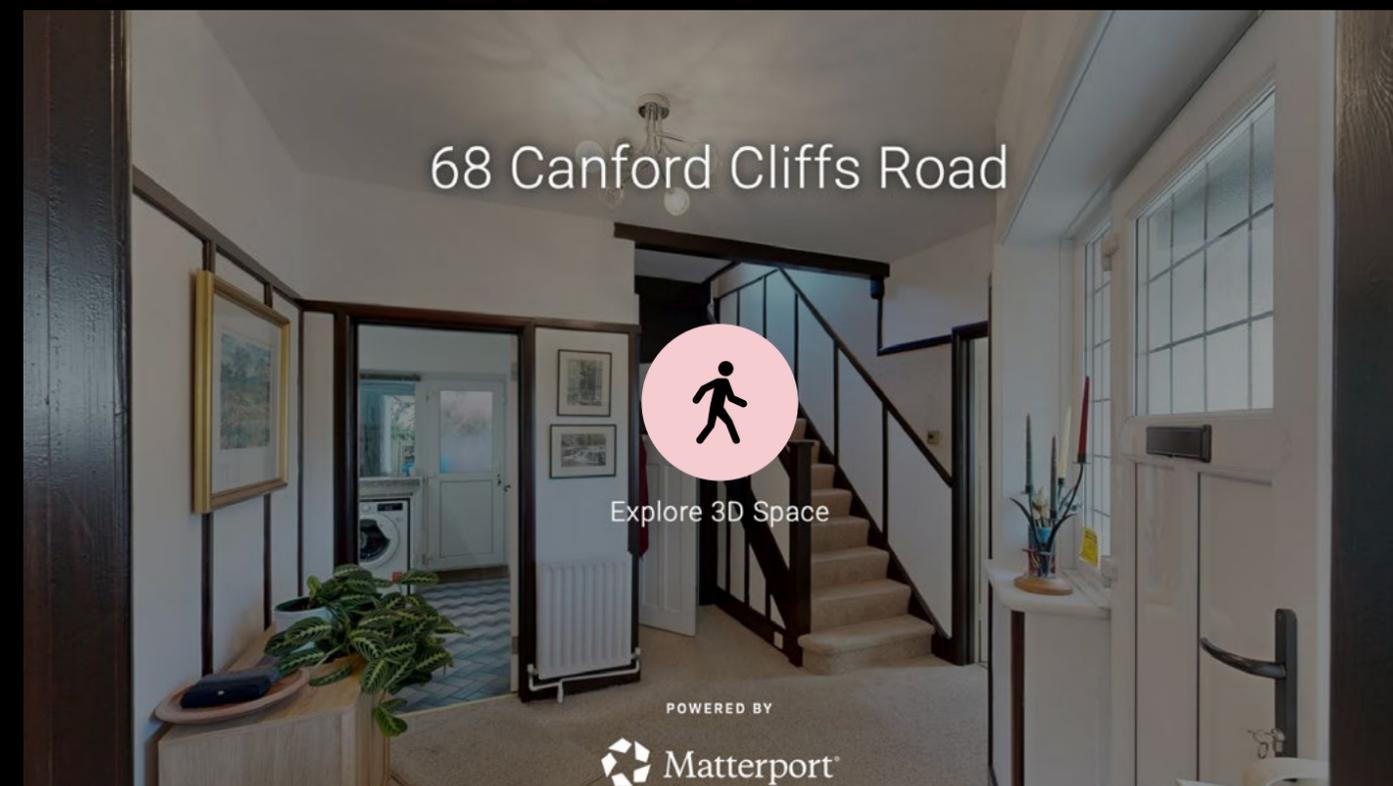
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

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GROSS INTERNAL AREA

House:

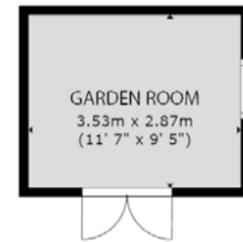
Ground Floor: 1,107 sq. ft / 103 m²

First Floor: 918 sq. ft / 85 m²

Garage: 172 sq. ft / 16 m²

Total: 2,197 sq. ft / 204 m²

Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR

Summary

A wonderful traditional house with Arts & Crafts features dating from the 1920s.

It's been a much loved and happy home for the current owners for around 35 years. It's located on the popular Canford Cliffs Road and as such it is convenient for the shops and bistros at Penn Hill as well as the amenities of the wider area.

The built form including the garage extends to nearly 2,200 sq ft and it comprises four bedrooms, two bathrooms and a choice of receptions including formal sitting, formal dining, kitchen / dining and a home office. There is an attached garage and a large summer house. The fitted kitchen includes a large range, space for an oversized fridge / freezer and stone tops. Other features include a pretty window seat in the front bay, gas fired central heating and replacement windows,

Outside there is a generous driveway and a good sized garden with a sunny aspect. The summerhouse is accessed via a decked sun terrace and the large paved terrace includes an ornamental fish pond and raised beds. The generous lawn also connects to a side gate returning to the main driveway.

Details

Guide Price: £995,000

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 £43,250**
Additional Home £93,000**

**based on guide price - professional advise should be sought in the respect of SDLT

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

- + Popular location
- + Pretty traditional home
- + Built form totals 2,200 sq ft
- + Four bedrooms
- + Two bathrooms
- + Choice of receptions
- + Generous driveway
- + Sunny garden
- + Potential to extend and modernise
- + Convenient for shops and restaurants

Our team



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