



Modern detached house approx 600m from beach

**Southshore, Canford Cliffs, Poole, Dorset**

Freehold



4 bedrooms • 3 bathrooms (2 en suite) • Kitchen and separate utility room • 2 reception rooms • Separate study • Conservatory • 3 balconies (2 Juliet balconies) • Integral garage

#### Local information

Canford Cliffs beach 600m  
Canford Cliffs shops 600m  
Sandbanks 0.5 miles  
Bournemouth Centre 3.5 miles  
Poole town centre 4 miles  
Bournemouth Airport 12 miles  
London 110 miles (1 hour 50 minutes by train)

#### About this property

Southshore is a substantial modern detached house enjoying a prime location on the much sought after St Clair Road, enviably located close to the beach. The property is approached via electric gates into the driveway that provides parking for several cars. The front and rear gardens are landscaped with an attractive array of mature shrubs and planting.

On entering the property you are greeted by a large vaulted reception hall, with the principle rooms to the ground floor benefitting from a bright southerly aspect with access to the garden. There is a spacious sitting room with a feature fire place, with double doors leading into the dining room on one side, and French doors to the rear leading out into the conservatory. There is scope for a new owner to open up the wall between the dining room and kitchen, subject to any required building regulations, to create a more open plan kitchen/dining arrangement. There is currently planning consent under reference number APP/18/00324/F for demolition of the existing conservatory and erection of an enclosed swimming pool. The

modern fitted kitchen has a range of fitted units and integral appliances with a separate central island. The separate utility room has a side door that equally serves as a boot room after walks on the nearby sandy beach.

The stunning first floor accommodation comprises a most impressive spacious master suite with fitted wardrobes to the dressing room, a luxurious en suite with a separate bath and shower, and French doors to the Juliet balcony. There are three further double bedrooms, all with fitted wardrobes. The four bedrooms on the same level makes an ideal arrangement for a family and with the accommodation being on two floors is equally desirable to those wanting to avoid multiple levels. Bedroom two has its own large en suite with separate bath and shower room and the separate family bathroom with bath and shower serves bedrooms three and four.

Features of special note include:

- Security alarm system
- Underfloor gas central heating
- Timeless architectural style
- Southerly facing rear garden
- Accommodation over just two floors

#### Tenure

Freehold

EPC rating = C

#### Viewing

Strictly by appointment with Savills

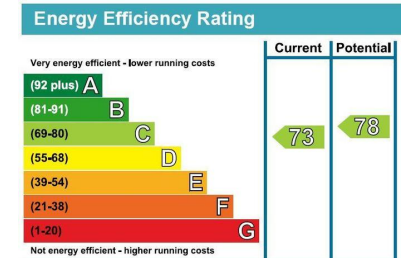




Approximate Area = 305.8 sq m / 3292 sq ft (Excluding Void)  
Garage = 32.9 sq m / 354 sq ft  
Total = 338.7 sq m / 3646 sq ft  
Including Limited Use Area (2.4 sq m / 26 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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