



CONTEMPORARY DETACHED HOUSE WITH HARBOUR VIEWS

WHITECLIFF, POOLE, DORSET

Guide Price £1,275,000 Freehold



ELEVATED POSITION IN CUL DE SAC

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Entrance hall ♦ 2 reception rooms ♦ Kitchen/family/dining ♦ 4 bedrooms ♦ 4 bathrooms (all en suite) ♦ 2 Balconies ♦ Double garage ♦ EPC rating = B

Situation

Poole Centre – 1 mile

Lilliput shops – 0.75 miles

Sandbanks - 2 miles

Bournemouth Airport – 9.7 miles

London – 110 miles (1 hour 50 minutes by train)

All times and distances are approximate

Description

Whitecliff is a popular and sought after residential area close to the picturesque shoreline of Poole Harbour. Poole town centre itself offers a wide range of shopping, entertainment and recreational facilities and is only a little over two miles away. From Poole it is possible to catch a ferry to either mainland France or the Channel Islands. The world famous Sandbanks peninsular is also close by with its award winning beaches and car ferry linking the Isle of Purbeck and its Jurassic coastline.

Offered for sale is a contemporary newly built detached house occupying an elevated position overlooking Whitecliff Park and across the Harbour to Brownsea Island. Daylesford Close falls within both the Lilliput and Baden Powell school catchment areas.

On entering the property you are greeted by a bright entrance hall with wooden flooring leading to the three bedrooms on the ground floor, all of which with en suite shower rooms. There is also an integral double garage with utility area.



The first floor offers a superb open plan kitchen/living/family room offering views of Poole Harbour and master bedroom with walk in wardrobe/dressing room and en suite with bath and shower. There is a large balcony to this level.

On the top floor, there is an additional living room with fitted units and wine cooler as well as a separate WC on this level. There is access out to a large terrace offering an ideal outside area for sunbathing, outdoor dining and entertainment and to enjoy the stunning panoramic harbour views.

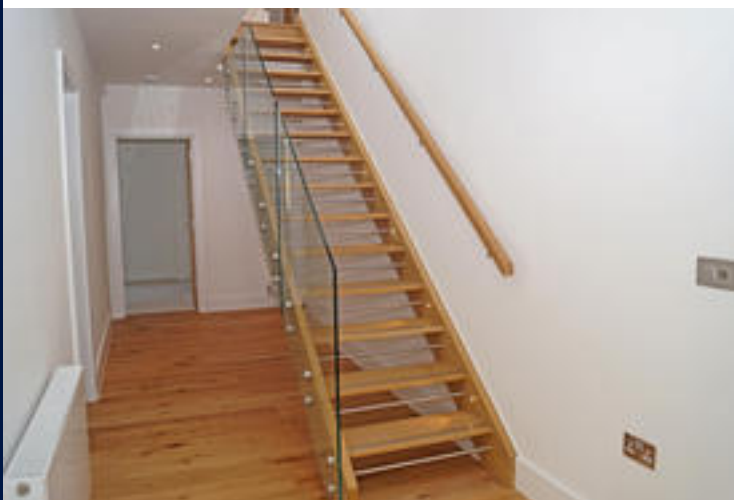
To the front of the property there is a paved driveway providing off road parking and a double garage with electric up and over door. There is a level garden laid to lawn to the rear.

Features of special note include:

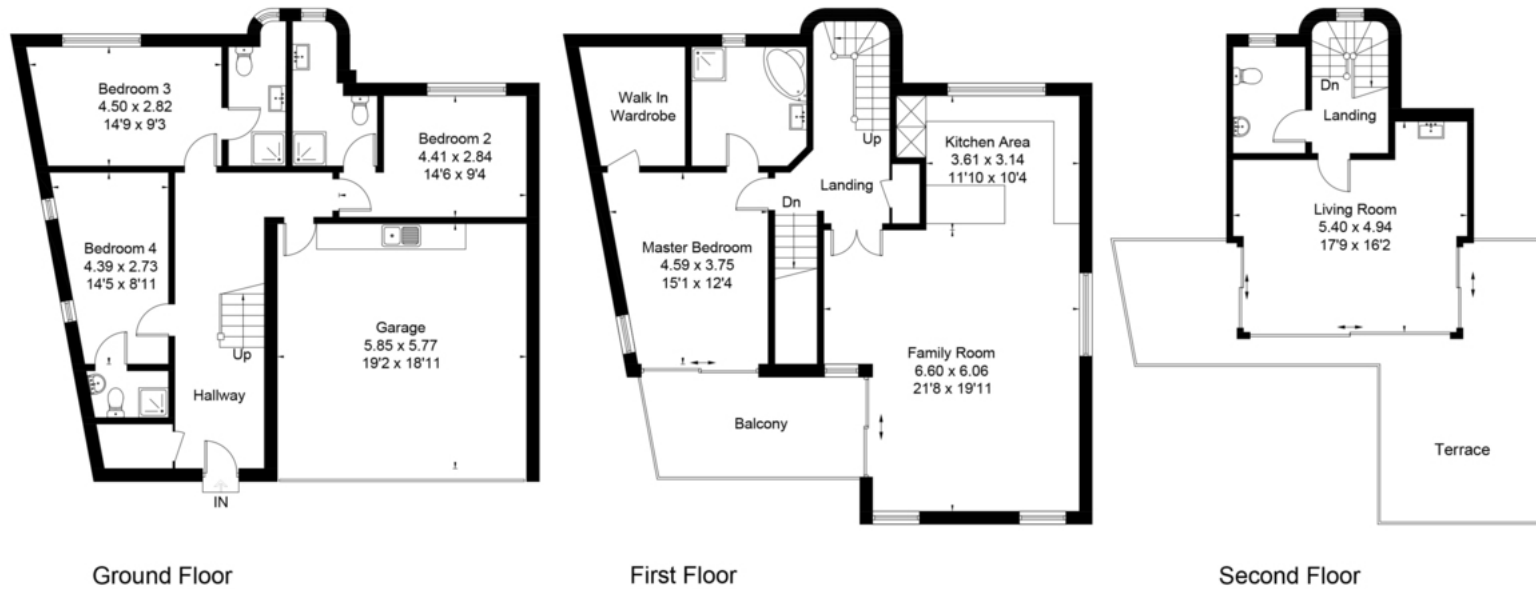
- Newly built pair of contemporary houses
- Bespoke fitted kitchen with integral appliances
- Seamless glass balustrades to balcony
- Gas central heating
- High quality fittings
- Stunning Harbour views
- Double garage
- Approx 400 metres to the waters edge
- Approx 400 metres to Whitecliff Harbourside Park

Viewing:

Strictly by appointment with Savills



Approximate Floor Area = 226.5 sq m / 2438 sq ft



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		82	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	