



Timeless character home, only 250m from beach

Canford Cliffs, Poole, Dorset

Freehold

savills

5 bedrooms • 2 bathrooms • 3 reception rooms •
Kitchen/breakfast room • Utility room • Garage

Local information

Canford Cliffs beach 250m
Canford Cliffs shops 250m
Sandbanks 0.5 miles
Bournemouth Centre 3.5 miles
Poole Centre 4 miles
Bournemouth Airport 12 miles
London 1hr 50min by train
All times and distances are approximate

About this property

A rare opportunity to purchase a delightful family residence with many original character features. The property is well located opposite Canford Cliffs Chine with a wooded walk down to the promenade and beaches.

Rowans is a delightful detached five bedroom family home offering a wealth of character and charm. Set on an impressively large plot in the heart of Canford Cliffs village. There are an abundance of character features including window seats, ingle nook fireplace and leaded light windows.

The reception hall has a decorative fireplace affording access to all the principal reception rooms. The kitchen/breakfast room is well appointed with French doors leading to the rear. There is a utility room with outside door, with a useful shower room after walks on the nearby sandy beaches, which are considered to be the best in the country.

There are two large receptions rooms with fireplaces enjoying plenty of natural light through

the beautiful bay windows overlooking the garden. There is also a snug and cloakroom.

Upstairs, there is a stunning feature stain glass window, creating a light and airy space. The first floor accommodation comprise four double bedrooms, family bathroom, separate shower room and storage.

The top floor comprises a further bedroom, landing, storage room and a shower room providing an ideal guest suite or separate area for a teenager, as the landing area can also be used as lounge.

Outside, there is a generous south facing garden to the front of the house, with the property being set well back in the plot. An in and out driveway with parking for several cars and garage. The outbuilding has the benefit of power and light and currently used as a games room. The rear garden has a paved patio and a raised decked area.

Additional features include:

- Audio entry system
- Electric entrance gates
- Security alarm system
- Gas central heating with under floor heating to the hall, breakfast area and first floor shower room

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





Approximate Floor Area = 319.0 sq m / 3434 sq ft
Garage = 21.0 sq m / 226 sq ft
Total = 340.0 sq m / 3660 sq ft



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