



14 Nairn Road, Canford Cliffs, Poole, Dorset, BH13 7NQ



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Canford Cliffs, Poole, Dorset BH13 7NQ

Stephen Noble are delighted to offer for sale this superb contemporary house which is perfectly situated 850 metres from the award winning Blue Flag beaches of Sandbanks and 600 metres from Canford Cliffs village.

Recently constructed, Number 14 sits comfortably on a plot amounting to approximately three quarters of an acre which is neatly cut into the landscape, making the most of the stunning rear aspect of mature woodland. This leads to direct access onto the 11th green of Parkstone Golf Course, arguably one of the finest golf courses in the south.

Designed by renowned architect and interior designer James Sims of JSA Design based in Palma de Mallorca, the property's Mediterranean roots are clear, with approximately 2,500 sq ft (232 sq m.) of secluded terraces and 6,650 sq ft (618 sq m.) of living space wrapped in an exterior of exquisite maintenance free Porcelanosa.

With vast walls of glass opening onto private terraces lined with mature olive trees and bamboo, the property offers the perfect indoor/outdoor living. Whether entertaining from the commercial grade catering kitchen or enjoying quiet family meals out in the grounds designed by award winning garden designers, the property is the ultimate in flexible modern family living.

PRICE GUIDE - £2,950,000

Stephen Noble

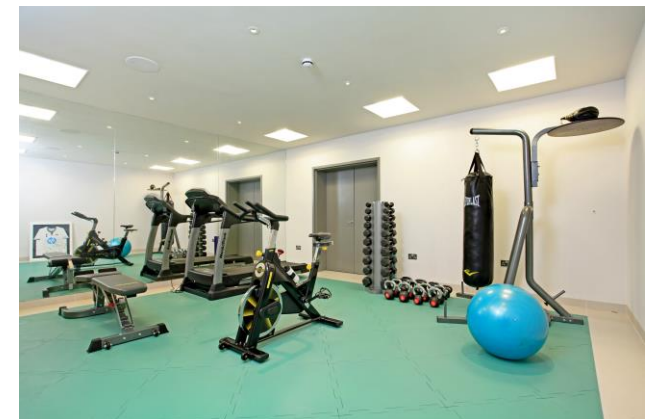
3-5 Yelverton Road,
Bournemouth,
BH1 1DB

34 Panorama Road,
Sandbanks,
Poole, BH13 7RD



Tel: 01202 557766

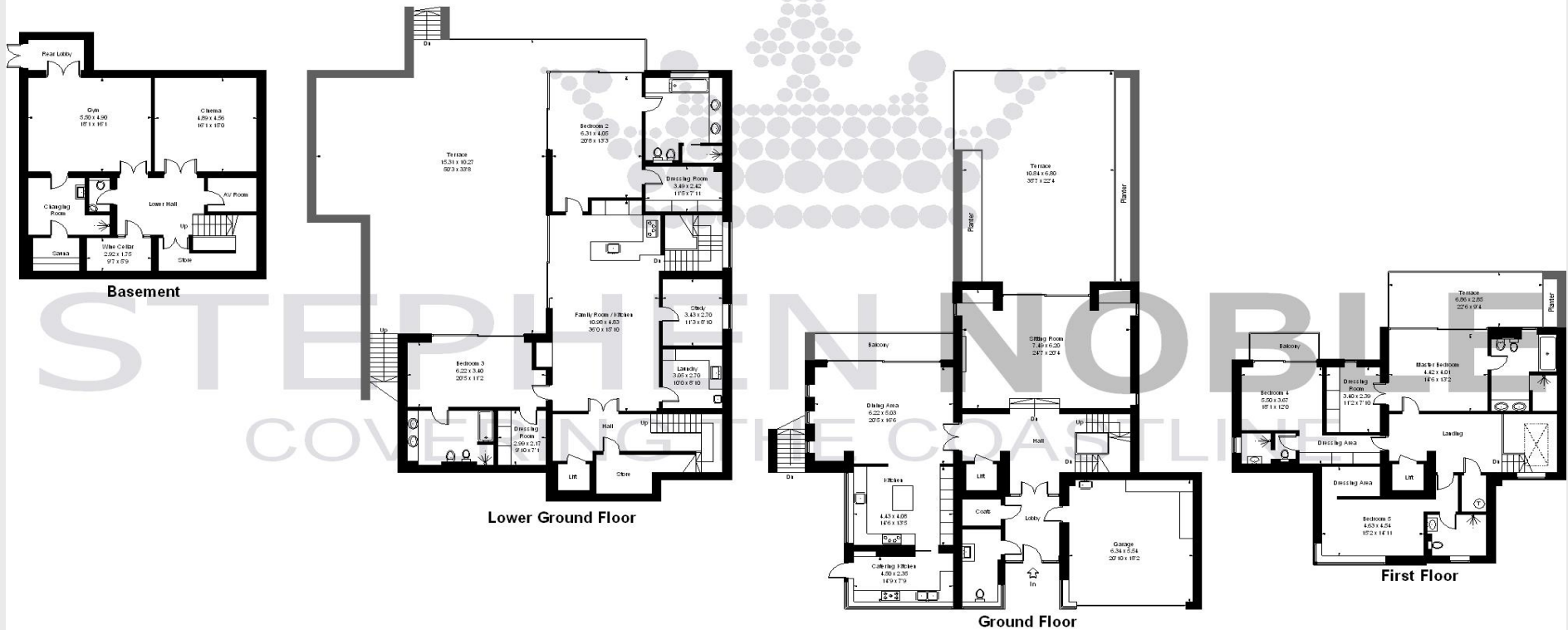
email: info@bournemouth-property.co.uk
www.bournemouth-property.co.uk



Accommodation Comprises

Five Bedrooms with En Suites and Dressing Rooms, Two Reception Rooms, Two Kitchens, Family Room and Kitchen Area, Study, Cinema, Gym, Sauna and Changing Room, Wine Cellar, Double Garage, Terrace and Balconies

Approximate Gross Internal Area :- 618 sq mt / 6,650 sq ft
 Approximate Gross Terrace Area :- 232 sq mt / 2,500 sq ft



FOR IDENTIFICATION ONLY - NOT TO SCALE
 PREPARED FOR STEPHEN NOBLE ESTATE AGENTS

FLOOR PLANS SOUTHERN © 2016
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IMPORTANT NOTICE

We have prepared these details in good faith to give a broad description of the property. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. We have relied upon our own brief inspection and information supplied to us by the Vendors. Accordingly it is not intended that this brochure should be relied upon as a representation of facts or that it should have contractual status. For example: (i) The description, including photographs of the [property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements areas and distances are intended to be approximate only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings shown on the plans is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes, are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included for sale. (v) No representation or warranty is given as to the title of the property or as to the existence or otherwise of any planning consent, building regulation approval or other statutory or regulatory permission, If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you travel to view the property.

