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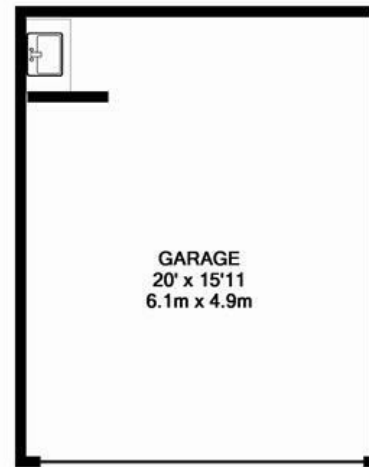
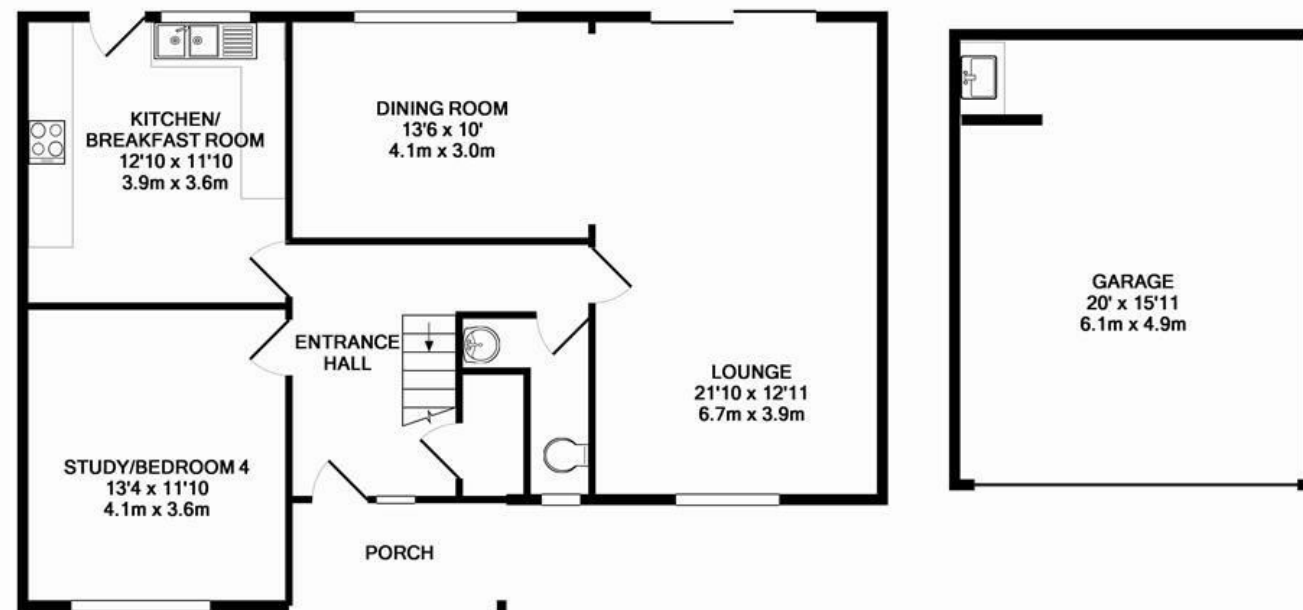
**KEY DRUMMOND**  
ESTATE AGENTS

### Canford Cliffs

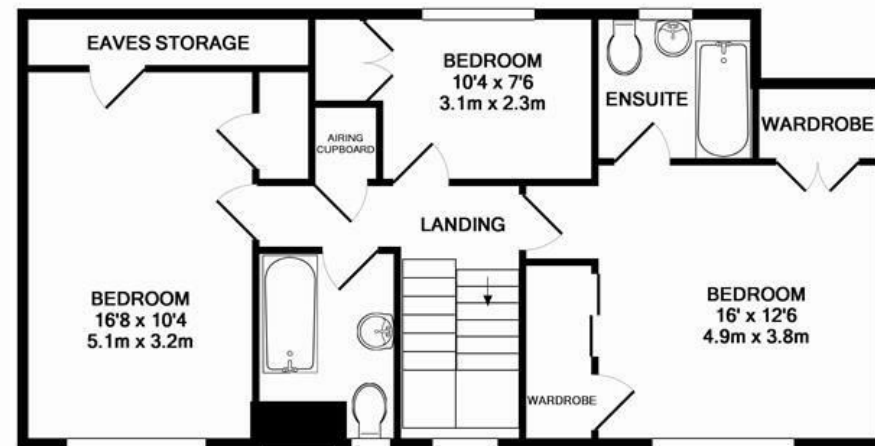
Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



GROUND FLOOR  
APPROX. FLOOR  
AREA 1240 SQ.FT.  
(115.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 707 SQ.FT.  
(65.7 SQ.M.)

RAVINE ROAD  
TOTAL APPROX. FLOOR AREA 1947 SQ.FT. (180.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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#### Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE

113 Commercial Road, Ashley Cross, Poole, BH14 0JD

14 Dorchester Road, Oakdale, Poole, BH15 3JY



#### All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

## 36a Ravine Road, Canford Cliffs, Poole BH13 7HY £999,950 Freehold

A rare opportunity to purchase a 4 BEDROOM DETACHED HOUSE situated in the heart of Canford Cliffs Village close to BEACH AND SHOPS. The property benefits from a SOUTH FACING REAR garden and LARGE DRIVEWAY. No forward chain. Please note the property has planning permission to be remodelled to modern contemporary property if required.

- PLANNING PERMISSION GRANTED
- FOUR DOUBLE BEDROOMS
- PROJECT OPPORTUNITY
- CLOSE TO BEACH
- THREE RECEPTION ROOMS
- SOUTH FACING PLOT

## Location

The property is located in a highly regarded residential area, with Ravine Road specifically being known for its prestigious properties and proximity to Penn Hill and Canford Cliffs Villages with their array of shops, bistros and restaurants. The award winning blue flag beaches of Sandbanks are close by, extending round to the shores of Poole Harbour, and its numerous yacht clubs and marinas. The chain ferry at Sandbanks is also nearby giving access to the Isle of Purbeck and the Jurassic Coast. Parkstone's championship 18-hole golf course is roughly a 1/4 mile distance away.

## Property Comprises

### Entrance Hallway

### Kitchen/Breakfast Room

12'10 x 11'10 (3.91m x 3.61m)

### Dining Room

13'6 x 10' (4.11m x 3.05m )

### Lounge

21'10 x 12'11 (6.65m x 3.94m)

### Study/Bedroom 4

13'4 x 11'10 (4.06m x 3.61m)

### Bedroom One

16' x 12'6 (4.88m x 3.81m )

### En-Suite

### Bedroom Two

1688 x 10'4 (514.50m x 3.15m)

### Bedroom Three

10'4 x 7'6 (3.15m x 2.29m)

### Bathroom

### Garage

20' x 15'11 (6.10m x 4.85m)

