

Canford Cliffs Avenue, Lower Parkstone, BH14



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What it's got.

Welcome to this truly stunning and charming family home, offering over 3,345 sq. ft of beautifully curated living space, perfectly designed for modern family life and effortless entertaining. From the moment you step inside, you're met with a sense of warmth, sophistication, and space that instantly feels like home.

Step through the front door and be welcomed by a grand entrance hall, where a statement staircase sets the tone for the rest of the home. From here, light flows beautifully into every room, creating a bright, uplifting atmosphere.

At the heart of the home lies a spectacular open-plan kitchen, dining and family room, the ultimate social space. With sleek cabinetry, quartz worktops, a central island/breakfast bar, underfloor heating and ambient lighting, it's made for everything from morning coffees to evening dinner parties. Bi-folding doors open out to the garden, blurring the line between indoor and outdoor living.

Just off the kitchen, a versatile room awaits, ideal as a home office, playroom, or creative studio.

The large dual-aspect lounge is a warm and inviting retreat, complete with a working wood burner and more bi-folding doors onto the patio, perfect for relaxed evenings in front of the fire or indoor-outdoor entertaining. There's also a cosy snug/family room for quieter moments, and a convenient downstairs cloakroom completes this thoughtfully designed level.

Head upstairs to a bright and airy landing where four spacious bedrooms await. The master suite is a private sanctuary, featuring a walk-in 'his & hers' wardrobe and a stylish contemporary ensuite.

Each of the three additional double bedrooms comes with built-in storage, and two also enjoy their own modern ensuite bathrooms, ideal for guests or growing families. A family bathroom completes the upper level.

Step into the beautifully landscaped, south-westerly facing garden, a haven for relaxation and outdoor living. Whether you're enjoying summer BBQs, dining alfresco under the stars, or simply unwinding with a book in the sun, the garden offers a serene and private escape. With multiple seating areas, a summer house, and generous storage, every corner is designed to be enjoyed.

The home also benefits from an integral double garage, a practical in & out driveway, and an electric vehicle charging point.





What the owner says.

“We relocated from Berkshire to the beautiful Dorset coastline after carefully choosing this area for its proximity to the sea, excellent local schools, and vibrant village atmosphere. For the past 13 years, we’ve loved living in this friendly, welcoming neighbourhood.

The wooded chine walks to the beach are a daily pleasure, offering stunning seasonal views and ideal dog-walking paths. The village itself has a wonderful community feel, with independent coffee shops, a local bakery, and a selection of pubs and restaurants all close by.

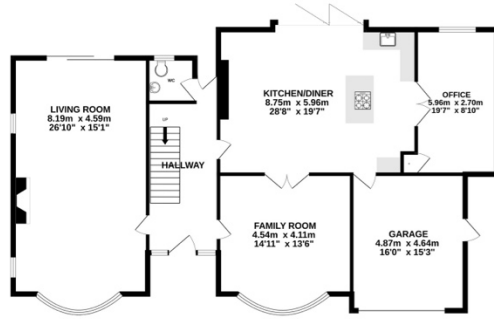
Our daughter thrived growing up here, enjoying the freedom and fun of life by the sea. The beach community is friendly and inclusive and a fantastic place to make connections. While we’re now selling our much-loved home, we’re not going far, we’ll be staying in this beautiful area that still offers so much to explore and enjoy.”

Where it is.

Situated on the sought-after Canford Cliffs Avenue, this peaceful residential street is just a short walk to the vibrant Penn Hill village, with its independent boutiques, cafés, and restaurants.

From here, you’re within easy walking distance of Branksome train station (direct to London Waterloo), and the golden beaches of Branksome Chine and Sandbanks are just a scenic stroll away. Both Poole and Bournemouth town centres are also within easy reach, placing the best of the coast and city at your fingertips. Canford Cliff village is only a short distance with an array of amenities and bistros.

GROUND FLOOR
149.0 sq.m. (1604 sq.ft.) approx.



1ST FLOOR
138.0 sq.m. (1485 sq.ft.) approx.



TOTAL FLOOR AREA : 287.0 sq.m. (3089 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Technical bits.

- Approx 3,345 Sq. Ft in accommodation
- Impressive kitchen/diner/family room
- Integral double garage & 'in & out' driveway
- Short walk into Canford Cliffs village and Penn Hill
- Ideal family home
- Four double bedrooms & four bathrooms
- Separate office/study/playroom
- South westerly facing garden
- Beautifully & tastefully decorated throughout
- No forward chain

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