

Lapis

138 Canford Cliffs Road
Canford Cliffs • Poole • Dorset BH13 7ER



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LAPIS

Price Guide £2,250,000

Lapis is tucked away down a long private drive in a small, select, gated development of just three executive homes.

The active shores of Poole Harbour are less than a mile away and the world famous beaches at Sandbanks are easily accessible too. Canford Cliffs – known locally as ‘The Village’ – is less than half a mile away and offers a number of eateries including The Cliff, The Plantation and Loch Fyne. Other local amenities include hair and beauty salons, wine bars, a coffee saloon, a general store and post office. Close by, a pretty wooded Chine leads down to one of the area’s sandy beaches.

Extending to 5,665 sq ft, this wonderfully modern home boasts very generous living space as well as having an abundance of outside terracing with lovely harbour views, from the upper floors, over perfectly manicured landscaped gardens.

The stylish interior features a fabulous bespoke kitchen/dining room linking to the large living/family room, both of which opens onto the south westerly terrace and garden.

There is a fitted study and separate TV room/snug as well as a large and welcoming entrance hall.

The lower ground floor is home to a 34ft x 20’8 guest bedroom suite, complete with an en-suite shower room. This area could easily be utilised as a games/media room or could be home to an indoor pool complex, subject to various consents.

On the first floor there are four double bedrooms, all benefitting from luxurious en-suite facilities and stylish and contemporary wardrobes or dressing rooms.

The second floor is dedicated to a magnificent master bedroom suite, complete with a fabulous en-suite bathroom and very generous balcony.

The stunning family home is meticulously presented and boasts an amazing standard of finish with all the ‘mod cons’ one would expect to find in such a Super Home.









ACCOMMODATION

Lower Ground Floor

Guest Bedroom/Games Room
En-suite shower room/wc

Ground Floor

Large welcoming Entrance Hall
Fitted Study
TV Room/Snug
Living/Family Room
Kitchen/Dining Room • Utility Room
Guest Cloakroom • Integral Double Garage

First Floor

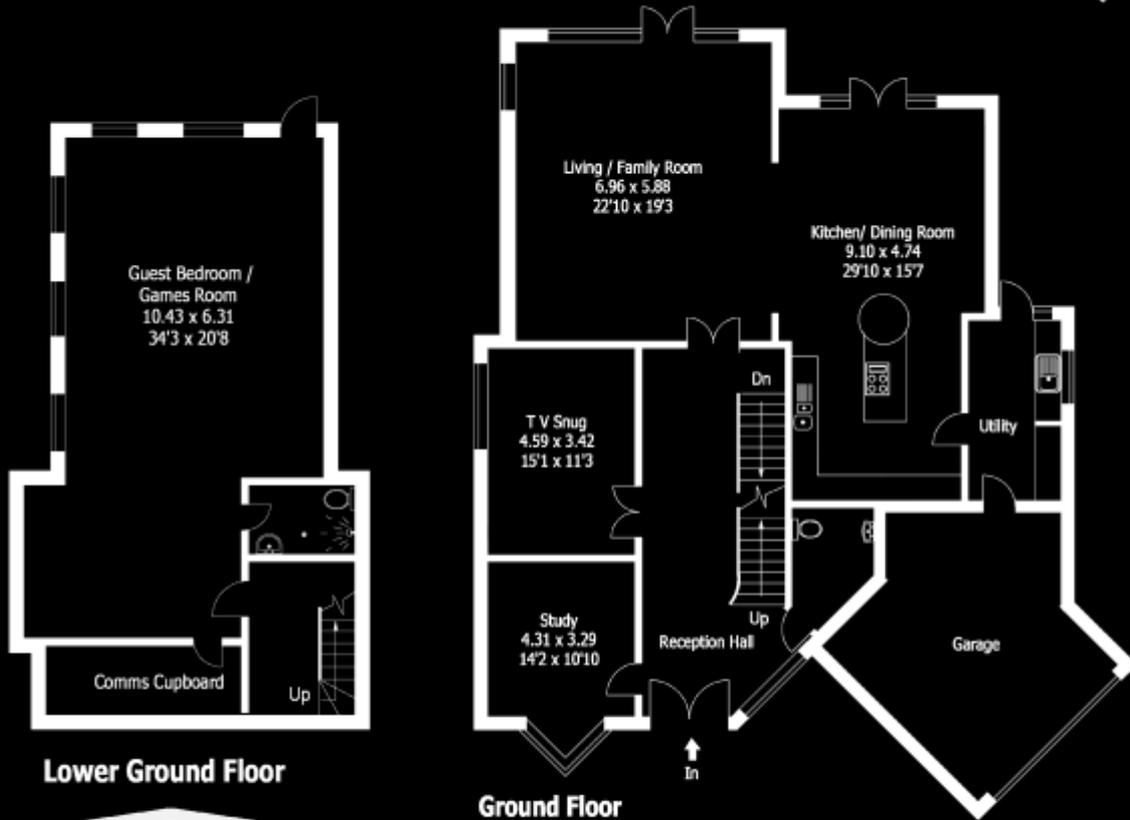
Four double bedroom suites with luxurious bath/shower rooms, (one with walk in dressing room) the other with excellent range of built in fitted bespoke wardrobes

Second Floor

Master Bedroom Suite with excellent range of bespoke fitted wardrobes, stunning en-suite bathroom and large balcony overlooking the rear garden out towards Poole Harbour.

Lapis, Canford Cliffs Road, Canford Cliffs

Approximate Gross Internal Area :- 526 sq m / 5665 sq ft



Viewing: Strictly by prior appointment through
sole selling agents Lloyds

Ref: 3178



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