



Overlinks Drive

CANFORD CLIFFS

£2,000,000

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Luscombe Heights, 23 Overlinks Drive
Canford Cliffs, Poole, Dorset BH14 9QU

Lloyds Property Group are delighted to offer for sale Luscombe Heights. This spectacular Cape Dutch style residence is a truly unique property with breathtaking views overlooking Parkstone Golf Course, Poole Harbour, the sea, the Purbeck Hills and beyond which must be enjoyed in person. For sale for the first time in over 40 years.

Brief Overview:

- A truly unique opportunity • First time on the market in over 40 years
- Unrivalled, far reaching views • Tranquil sylvan setting
- Cape Dutch style, built in 1928 • Superb restoration project



Welcome to Luscombe Heights ...

Luscombe Heights is one of the most interesting houses on the market today, commanding arguably the best plot adjoining the prestigious Parkstone Golf Course.

The house itself is beautifully kept inside and out but would require modernisation throughout, ideal for anyone looking for a project or looking to design their dream house on a plot which cannot be replicated (STP).

Luscombe Heights is arranged predominantly over two floors, spanning in excess of 3,300 sq ft of accommodation.

The property configuration is currently very well thought out, making the most of the space and the stunning views from most windows.

Ideally the iconic building could be restored and brought up to modern standard making it one of the most sought-after properties in Poole. The plot is approaching one acre with the boundary right on the prestigious golf course.

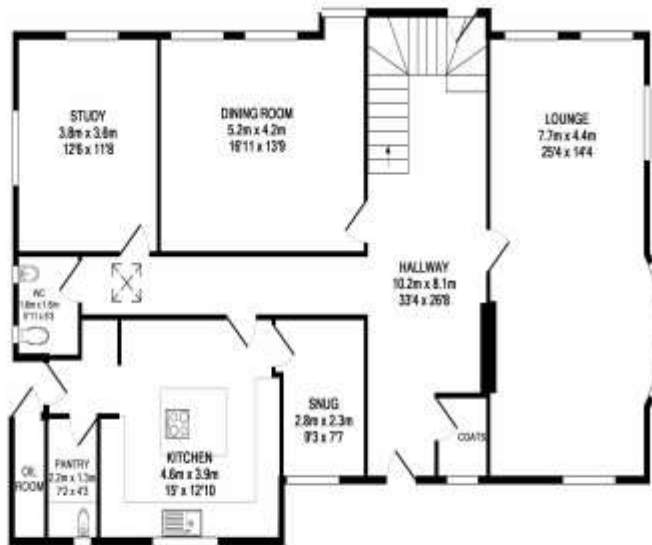
Luscombe Heights is situated at the very end of the desirable Over Links Drive which is an extremely pleasant and quiet cul-de-sac location. This exclusive home must be viewed to be fully appreciated as no words or photography can do it justice.

Located a short distance away from the affluent Canford Cliffs village where a vast array of amenities can be found including, coffee shops, banks, restaurants, hairdressers, bars and more.

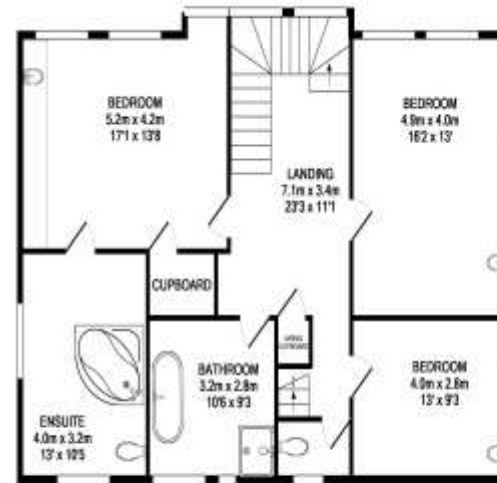
The award winning golden sandy beaches of Sandbanks are only 1.6 miles away. The famous Poole Harbour is also close by which is bustling with water sports and other activities. The Championship Parkstone Golf Course is adjoining the boundary of the property.







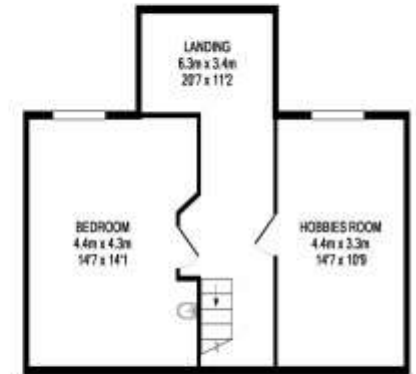
GROUND FLOOR
APPROX. FLOOR
AREA 189.0 SQ.M.
(1879 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 96.5 SQ.M.
(1025 SQ.FT.)

TOTAL APPROX. FLOOR AREA 313.5 SQ.M. (3375 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan, variations in measurements of items, windows, doors and any other items are appropriate and the responsibility is placed on any client, omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide only 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.
Made with MetreX (2019)



2ND FLOOR
APPROX. FLOOR
AREA 48.8 SQ.M.
(521 SQ.FT.)

Viewing: Strictly by prior appointment through sole selling agents Lloyds
VIEWING 7 DAYS A WEEK. Ref: 3200

Important Notice

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1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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