

An aerial photograph showing a golf course in the upper half and a residential area in the lower half. A red arrow points to a house in the residential area. The background shows a coastline with buildings and the sea.

**HEARNES**

WHERE SERVICE COUNTS

**Bingham Avenue, Canford Cliffs  
Poole, Dorset, BH14 8ND**



# Bingham Avenue, Canford Cliffs, Poole, Dorset, BH14 8ND Freehold price £1,250,000

A unique detached family home accessed via a 100ft drive in a secluded and elevated location, less than a mile from Parkstone Golf Club, Canford Cliffs Village and the sandy beach at Shore Road, with four double bedrooms, three bathrooms and three reception rooms.

- 2,763 sq ft of spacious accommodation.
- Impressive galleried entrance hall with vaulted ceiling
- Set on 0.26 of an acre of completely private land with a tranquil environment
- Shaker style kitchen/breakfast room with granite worktops, a range of integrated appliances and patio doors opening onto the garden
- 3 reception rooms and a lovely double glazed conservatory
- 4 double bedrooms, all with beamed, vaulted ceilings and a light and airy feel
- Three modern bathrooms (2 en suite)
- Bright and spacious master bedroom with a triple aspect and a treetop surrounds
- Bedroom 2 includes a private balcony overlooking the beautiful garden
- Generous Integral double garage (19'11" x 17')
- The conservatory, lounge and dining room are all linked by sliding double glazed doors, which is ideal for entertaining
- Stunning well-kept garden which enjoys the summer sun throughout the day and really comes to life in April with all the different colours of the various flowers and shrubs. The garden measures approximately 130ft long and at the widest point measures 72ft across narrowing to 30ft

The property is set amongst other substantial detached homes of similar size and stature in this prime residential area on an elevated plot.

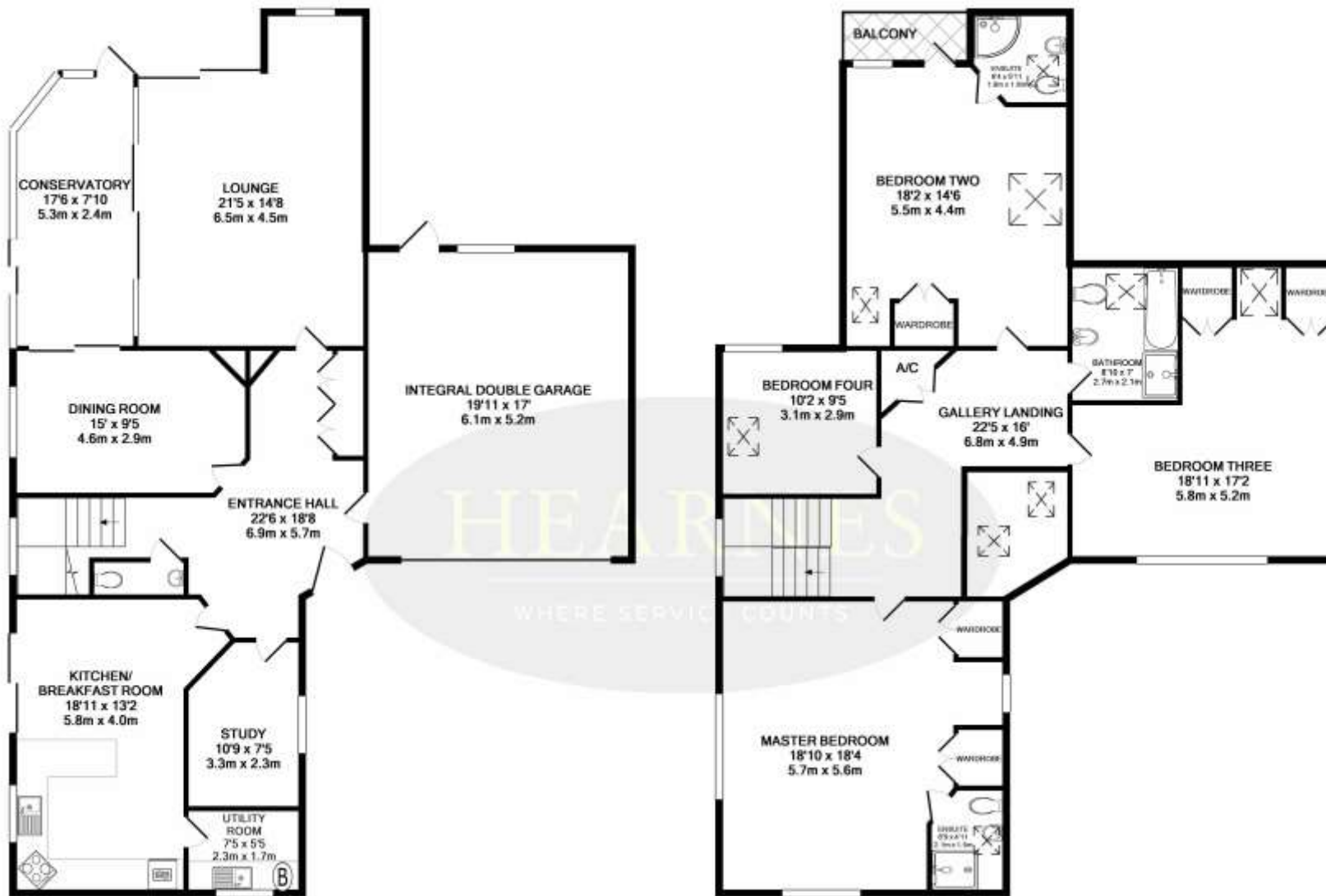
Poole Town Centre 2.5 miles. Bournemouth Town Centre 3.6 miles. Nearest beach 0.7 mile. Canford Cliffs Village 1 mile. Parkstone Golf Club 0.8 mile. Ashley Cross 1.7 miles. Lilliput shops 0.5 mile. London 110 miles. Southampton 35 miles. Portsmouth 55 miles.

COUNCIL TAX RATE: H      EPC RATE: D









GROUND FLOOR  
APPROX. FLOOR  
AREA 1456 SQ. FT.  
(135.3 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 1307 SQ. FT.  
(121.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 2763 SQ. FT. (256.6 SQ. M.)

Weist 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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Canford Cliffs



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