



*31 Southcliffe Road, Friars Cliff, BH23 4EW*

*£1,650,000*

**Mitchells**  
1963 — TODAY





# *Southcliffe Road, Friars Cliff*

A magnificent detached home of quite some style, character and quality built-in the 1930's with classic elevations and about 2400 sqft of luxury living space. Situated in a fabulous location right by the award-winning Blue Flag beaches at Friars Cliff and enjoying a beautifully stocked, south westerly garden. One of the finest Friars Cliff homes to come to the market for some time. Certain houses are real head turners, and this is one of them. Classically designed with lovely brick work, tile hanging with an attractive clay tiled roof, this is one of the original Friars Cliff houses to have been built by the highly regarded builder Barnes with all the grandeur of the 1930's era. Sympathetically extended to the rear and refurbished internally this lovely home is immaculate inside and out with stylish décor and quality fittings. A very smart property in this highly regarded coastal location.

- FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/BREAKFAST ROOM • UTILITY ROOM/GARDEN ROOM •
- DINING ROOM • LOUNGE • DINING ROOM • RECEPTION ROOM/STUDY • GROUND FLOOR WC • STORE • GARAGE • GARDENS •
- GARAGE • OFF-ROAD PARKING





## The Property

- Hugely impressive home that has been lovingly renovated and presented in first class order
- Four first floor bedrooms, three with fitted wardrobes
- Ensuite shower room to the master bedroom and large family bathroom with twin sinks and underfloor heating
- Quality refitted kitchen with stone worktops, twin steam ovens, wine cooler, induction hob with gas wok burner and space for American fridge freezer
- Magnificent dining/day room with vaulted ceiling that links the kitchen to the formal sitting room
- Spacious sitting room with log burner and separate office with bespoke cabinetry
- Plantation style shutters to most windows, gas fired heating with underfloor heating to dining/day room and laundry room
- Gorgeous rear garden with large sun terrace, colourful shrub borders, integral garage/workshop
- A simply stunning home that perfectly fuses the original character features with modern day luxuries
- Council Tax 'G' £3813.00
- EPC 'D'



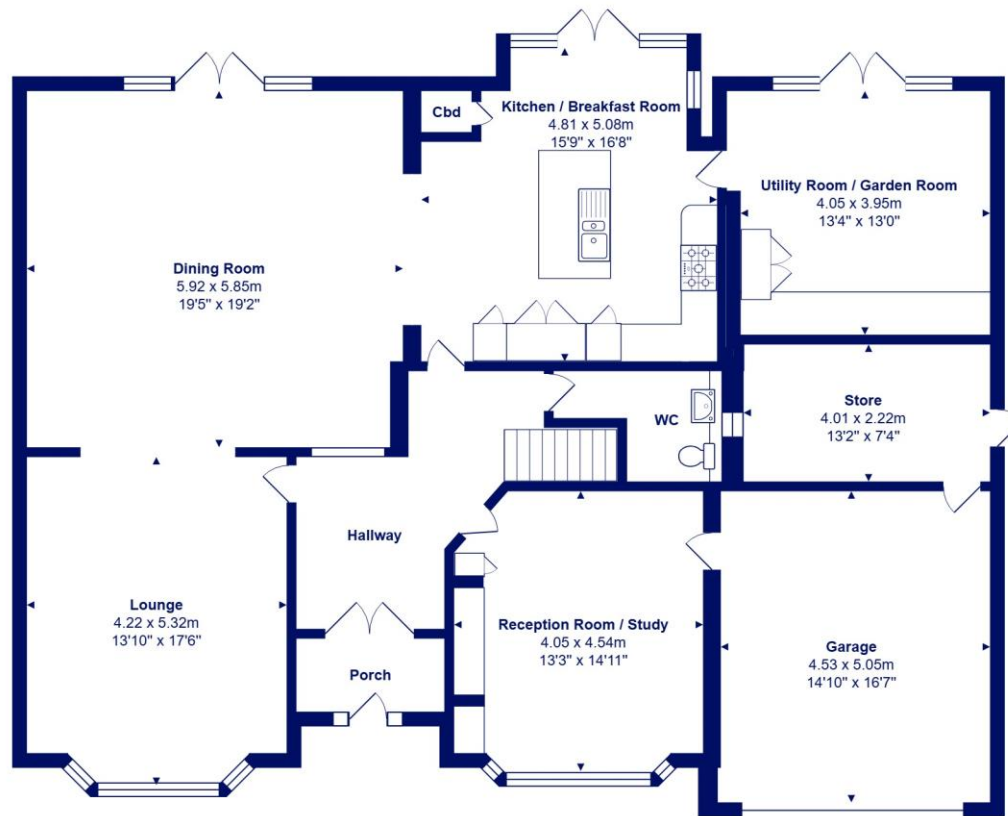




## Location

Friars Cliff has long been one of the most sought after residential locations of choice for people looking to move to a seaside location within East Dorset, with its sandy award winning beaches, cafes and famous beach huts. Friars Cliff affords views over Christchurch Bay to the Needles on the Isle of Wight to the south and towards Hengistbury Head and Christchurch Harbour to the west. Perfect for families and retirement living, with the historic Priory town of Christchurch within two miles distant and with access to London in under two hours from the mainline station at Hinton Admiral.





Ground Floor



Total Area: 223.9 m<sup>2</sup> ... 2410 ft<sup>2</sup> (excluding garage, store)

All measurements are approximate and for display purposes only











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