



Photograph shows typical installation in other Ankers & Rawlings developments.

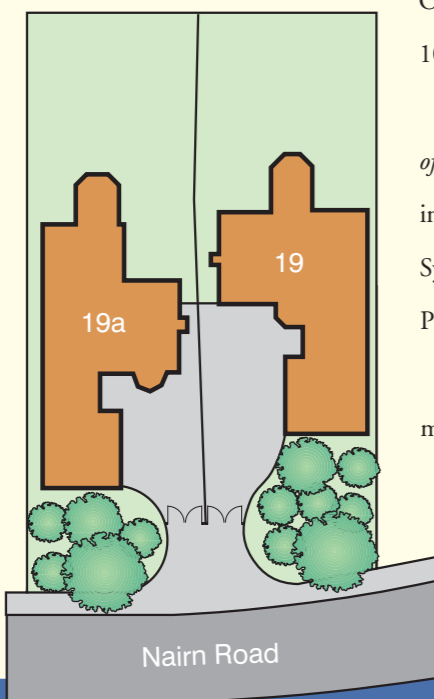
## For your comfort and convenience

Designed and built by renowned local builders Ankers & Rawlings, Moray House and Fort Rose House are traditionally constructed homes with pleasing rendered elevations combined with a subtle yet effective blend of bricks with tasteful detailing.

Each four bedroom house incorporates quality fittings and equipment and a great deal of thought has been given to the internal layouts to maximise the space.

Internal appointments will lead to a very high standard of finish, this being the hallmark of an Ankers & Rawlings built residence.

The properties enjoy a level plot with mature gardens comprising predominantly lawned areas bounded by an extensive variety of well established shrubs offering a continually changing backdrop.



Site Plan (not to scale)



Internally the properties are to be luxuriously appointed throughout including a creatively designed Kitchen and Utility Room, well appointed Bathrooms, smooth finish Ceilings throughout with decorative Cornicing, Oak Faced Doors to principal rooms, extensive use of Down Lighters, Gas Fired Central Heating, Living Flame Gas Fires, Pressurised Water System, Insulation to walls and roof

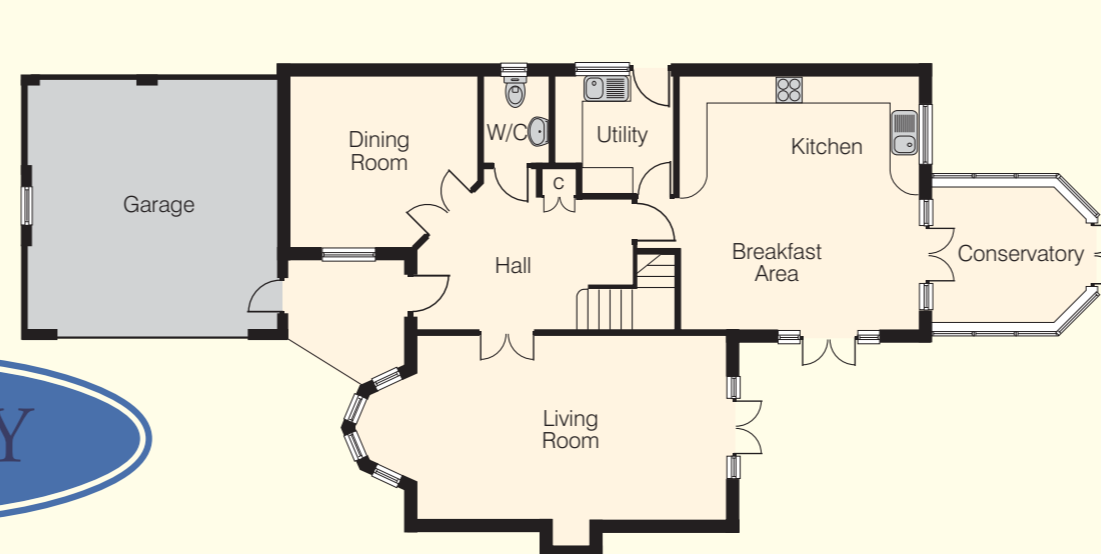
space, Integrated Alarm System, Electric Up and Over Garage Doors, Electrically Operated Gates, 10 year NHBC Buildmark Warranty.

Both properties are fully cabled, by *Dawsons of Westbourne*, for complete home entertainment including provision for Surround Sound Audio Systems, Sky Digital TV, Touch Screen Control, Plasma Screens and Ceiling Speakers.

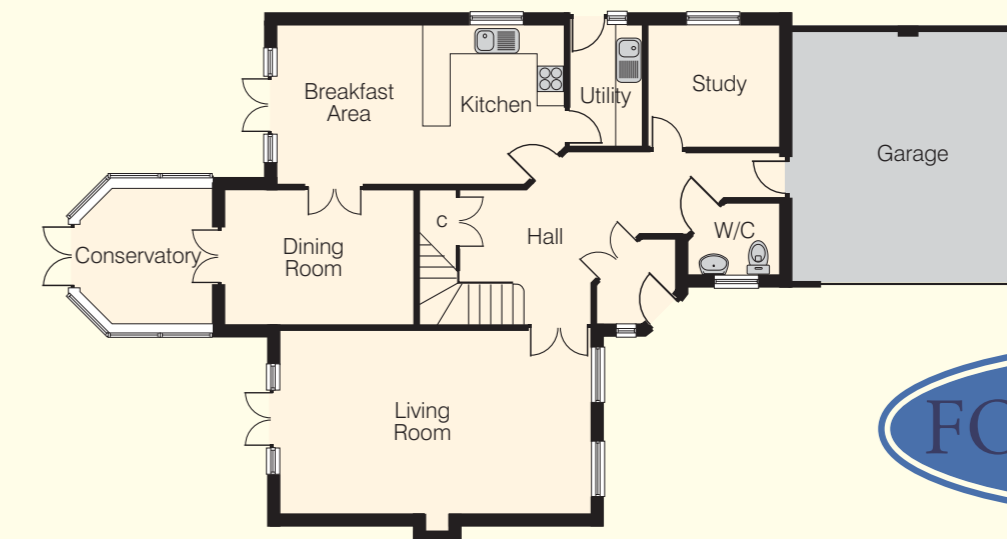
Both houses comes complete with a wall mounted Plasma Screen fitted in the kitchens.



Artist's impression



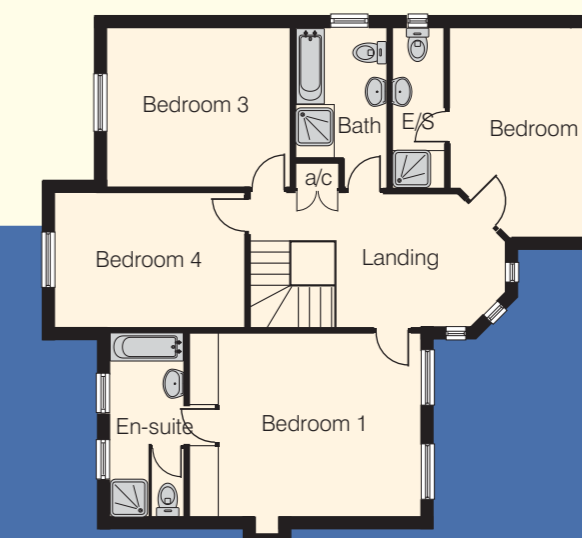
Ground Floor			
Kitchen/Breakfast Room	5.69 x 5.31mm	18'8" x 17'5"	
Living Room	2.70 x 2.00mm	8'10" x 6'7"	
Dining Room	4.20 x 3.89mm	13'9" x 12'9"	
Conservatory	3.60 x 3.50mm	11'10" x 11'6"	
Utility Room	2.70 x 2.00mm	8'10" x 6'7"	
WC			
Garage	5.95 x 5.73mm	19'6" x 18'9"	



Ground Floor			
Kitchen/Breakfast Room	6.40 x 6.61mm	21'0" x 11'10"	
Living Room	6.92 x 4.17mm	22'8" x 13'6"	
Dining Room	4.20 x 2.99mm	13'9" x 9'9"	
Conservatory	3.60 x 3.50mm	11'10" x 11'6"	
Study	2.95 x 2.70mm	9'8" x 9'9"	
WC			
Garage	5.84 x 5.61mm	19'2" x 18'5"	



First Floor			
Bedroom 1 (inc. Ensuite)	5.69 x 5.21mm	18'8" x 17'1"	
Bedroom 2	4.50 x 3.89mm	14'9" x 12'9"	
Ensuite			
Bedroom 3	4.17 x 4.02mm	13'8" x 13'2"	
Bedroom 4	3.50 x 2.80mm	11'6" x 9'2"	
Bathroom			



First Floor			
Bedroom 1	5.12 x 4.20mm	16'9" x 13'9"	
Ensuite			
Bedroom 2	4.67 x 3.60mm	15'4" x 11'9"	
Ensuite			
Bedroom 3	4.03 x 3.60mm	13'2" x 11'9"	
Bedroom 4	4.70 x 2.99mm	15'5" x 9'9"	
Bathroom			



All dimensions are approximate and may be subject to minor changes

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## The "village" close to the sea



Canford Cliffs is a delightful area with a village atmosphere and meets most shopping needs with banks, chemists, a post office, bistros and restaurants. Nairn Road is a much sought after residential area which is very convenient for the "village".



Other amenities include the close proximity of the promenade and fine sandy beaches at Canford Cliffs and Branksome Park, the marinas and aquatic facilities of Poole Harbour and Brownsea Island, the magnificent 18 hole golf course at Parkstone and bowling and tennis courts in Leicester Road, Branksome Park.



The nearby towns of Poole and Bournemouth offer a huge choice of entertainment: theatres, cinemas, live music, museums and excellent restaurants offering a wide range of cuisine. With their large department stores, individual boutiques, under-cover malls and out of town retail parks both towns also make shopping a real pleasure.



*Boats moored off Brownsea Island*



## Location, location, location



Selling Agents



19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE  
**Tel: 01202 700771 Fax: 01202 700746**  
[www.keydrummond.com](http://www.keydrummond.com)

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CANFORD CLIFFS • POOLE



MORAY

FORT ROSE

Two 4 bedroom houses  
 built to a high specification  
 in a prime location close to the sea  
 and shops



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