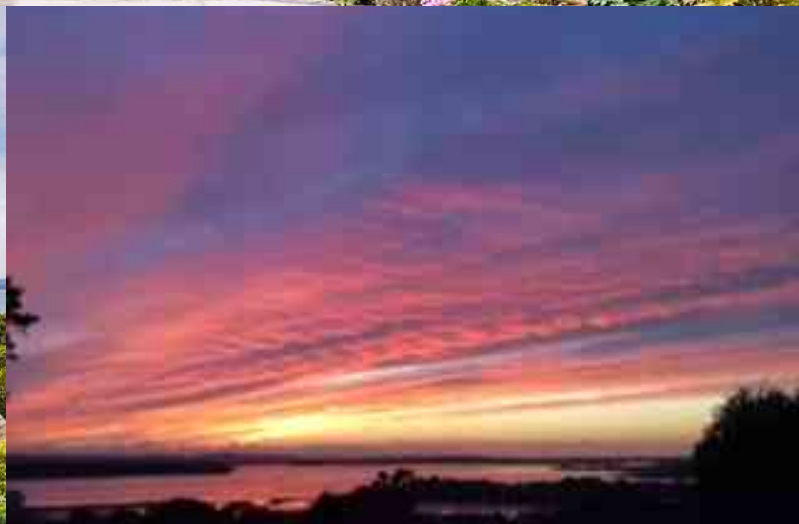


# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



STUDLEIGH 54 BLAKE HILL CRESCENT, POOLE,  
DORSET, BH14 8QS





£1,750,000

Panoramic views

3/4 bedroom detached house

Dressing room and en-suite to master

South westerly level rear garden

Garden room/bedroom 4

Double garage

Large open plan living/kitchen/dining room

Contemporary award winning design

Freehold

[Click here for virtual tour](#)

## ABOUT THIS PROPERTY

A stunning contemporary 3/4 bedroom home occupying an elevated position on a level south-westerly plot with outstanding harbour views. Located in a quiet crescent within easy reach of Lilliput and Poole harbour.

The house was designed by the current owners and embraces contemporary architecture with a traditional interior. As you enter the property you are greeted with a striking double height entrance hall showcasing a feature glass window and impressive oak and glass stairway. On the ground floor is the third bedroom with en-suite shower room. The fourth bedroom is currently used as a garden room but has the plumbing in place for an en-suite shower room which would mirror the foot print of bedroom three. Double height sliding doors lead from both of these rooms on to the secluded patio area. A good-sized utility room is located on the ground floor with direct access to the integral double garage and garden. The impressive staircase leads to the first floor, where the large open-plan kitchen and living room enjoy exceptional views from the full height sliding patio doors and balcony. The modern kitchen boasts a range of integral appliances whilst the pantry provides excellent storage. The breakfast bar cleverly divides the kitchen from the dining and living area beyond. The balcony overlooks the garden enjoying a south-westerly aspect and superb views of the harbour and blue lagoon. Also, on this floor is a cloakroom. The second bedroom also enjoys floor to ceiling windows and a luxurious en-suite. The master suite occupies the whole of the top floor and enjoys totally panoramic views. Pocket doors lead to the fully fitted dressing room and beyond to the beautifully appointed en-suite shower room. From the bedroom, full height sliding patio doors lead to the balcony with enjoys the last of the evening sun boasting 180 degree views from the bay over Brownsea Island around to Poole Quay. Outside, a secluded patio provides space for external dining. The garden has been beautifully landscaped and incorporates a circular feature area, established hedging and ornamental borders. A block paved driveway leads to the front of the property where there is off-road parking for several cars. The double garage has an electric roller door, heating, power and light. The property benefits from underfloor heating throughout, electric blinds and all round sound.

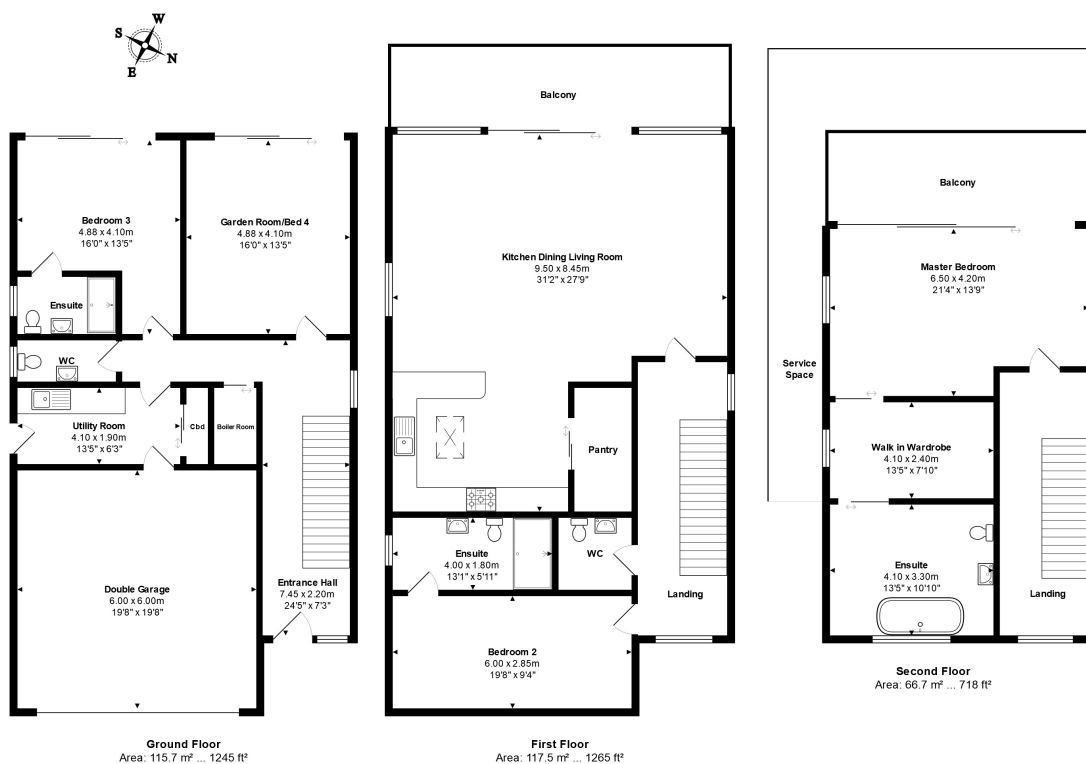
## LOCATION

Occupying one the areas most elevated positions in this prestigious crescent yet within easy walking distance of the local shops in Lilliput. The local footpath leads to the view point which offers a cut through to Elgin Road and Brownsea View Avenue. The local train station at Ashley Cross provides a direct line into London Waterloo in under 2 hours.









Total Area: 299.8 m<sup>2</sup> ... 3227 ft<sup>2</sup> (excluding balcony, service space)  
All measurements are approximate and rounded to nearest 10mm. 5 inch and are for display purposes only.  
Garages, conservatories, sun rooms, etc. are not included in total floor areas.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
Current	Potential	
88	88	
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES  
VAT Number: 289586706