

Salterns Way, Lilliput BH14 8JR

Guide Price £1,600,000





## Property Summary

Positioned in arguably one of the areas most sought after roads, this substantial detached house occupies a generous plot, moments from the renowned Salterns Marina complex. Constructed in the Art Deco style, this characterful home has been extended to create a large kitchen/family room and impressive principal bedroom suite with vaulted ceiling, private balcony, dressing room and contemporary en-suite.

Whilst the property has retained many Art Deco features and pays true homage to this period, the sympathetic alterations have created ideal accommodation for the requirements of modern-day life.

## Key Features

- Reception Hallway with versatile seating area
- Living room opening to the garden
- Impressive kitchen family room
- 5 bedrooms & 4 bathrooms
- Principal bedroom suite with dressing room & private bathroom
- Secondary bedroom suite with dressing area and en-suite
- Two further first floor bedrooms
- Family bathroom
- Ground floor double bedroom with en-suite
- Garage and driveway for numerous vehicles
- Established surrounding gardens, garage & garden room





### About the Property

Upon entering the property there is a large reception hallway opening to a versatile secondary reception area that provides flexible space for use as either a snug or formal dining. The living room is a generous size and doors lead to a manicured garden that enjoys a sunny orientation and a high degree of privacy. The kitchen is fitted with a comprehensive range of units and appliances and opens to a dining and family area. The room has an open plan design and retains defined areas for daily living whilst offering an impressive space for larger scale entertaining.

Whilst there are four bedrooms to the first floor the property also benefits from a generous double bedroom with en-suite to the ground floor.

The principal bedroom suite is an absolute triumph with an impressive, vaulted ceiling, dressing room and mezzanine level leading to a large en-suite bathroom. To complete the bedroom suite there is private access to a retained terrace that captures the evening sun beautifully. The secondary bedroom suite also enjoys a dressing area and private en-suite. Two further bedrooms are serviced by a family bathroom.

The gardens are beautifully maintained and contain an established variety of shrubs, trees and planting borders. The plot itself has an incredibly wide frontage and this allows for considerable parking for numerous vehicles. The driveway in turn leads to a garage and there are further outbuilding to the rear of the garden, ideal for sailors or water sports enthusiasts.

We feel this is a superb property that embraces the true essence of life in Poole Harbour. With well regarded local schools, class leading marinas on the doorstep, period features and a generous plot, this home is a true favourite of ours.

Tenure: Freehold Council Tax Band: G

### About the Location

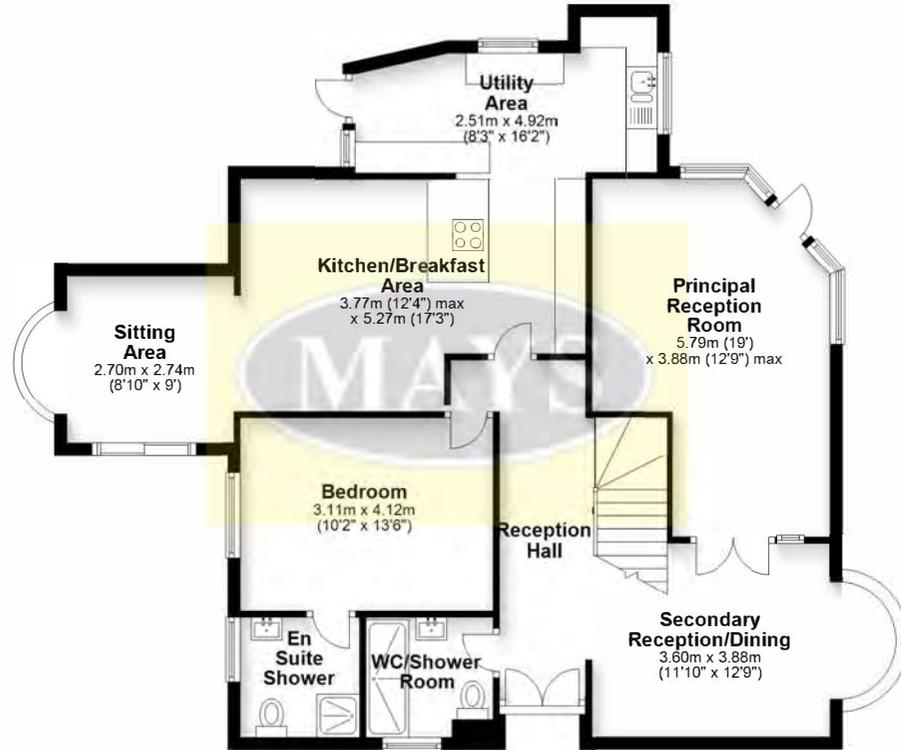
Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, award winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.



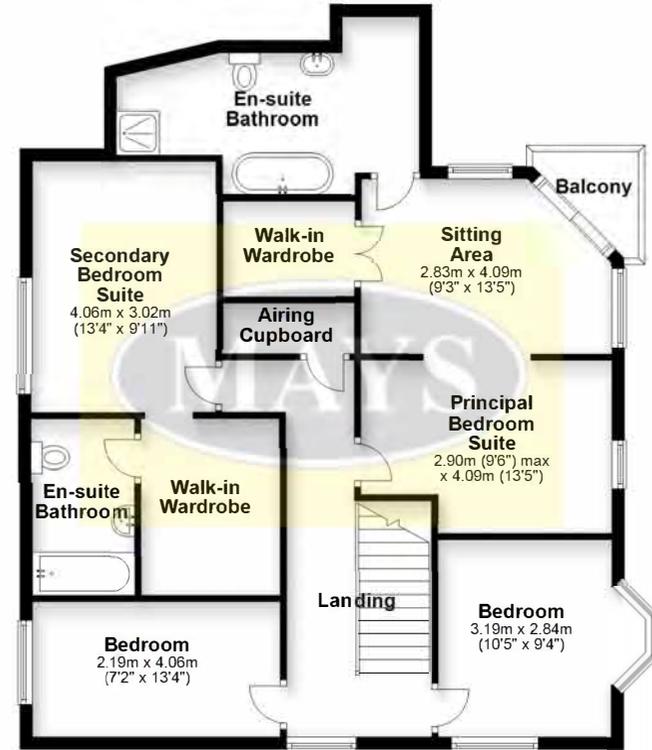
### Ground Floor

Approx. 101.2 sq. metres (1089.2 sq. feet)



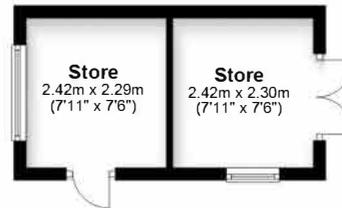
### First Floor

Main area: approx. 95.5 sq. metres (1027.5 sq. feet)  
Plus balconies: approx. 2.1 sq. metres (22.1 sq. feet)



### Outbuildings

Approx. 23.5 sq. metres (253.1 sq. feet)



Main area: Approx. 220.2 sq. metres (2369.8 sq. feet)

Plus balconies: approx. 2.1 sq. metres (22.1 sq. feet)





### **About Mays**

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any 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 Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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