

Lilliput Road, Lilliput BH14 8JZ  
£585,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A charming four-bedroomed character property with spacious accommodation set on a highly sought-after road in Lilliput moments from well regarded schools, Poole Harbour and Lower Parkstone golf course. To the rear of the property, there is a private garden surrounded by mature planting, and we envisage this lovely home being of great appeal to buyers wanting to enjoy the features of a period home with the conveniences of modern day living.



## Key Features

- Entrance hallway with stairs to the first floor
- Living room with feature fireplace
- Large secondary reception/dining room opening to the garden
- Fitted kitchen also opening to the garden
- Three bedrooms on the first floor
- Family bathroom
- Impressive principal bedroom with boutique-style ensuite to top floor
- Private mature rear garden
- Wealth of character features





### About the Property

On entering the property there is a hallway with stairs that rise to the first floor and doors lead through to both reception rooms. The formal living room is positioned to the front of the property with a feature fireplace acting as a focal point to the room. The secondary reception room is a superb size and there is plentiful space for both dining and lounging furniture and double doors open to the rear garden. The kitchen is perfectly positioned next to the secondary reception room and is fitted with a comprehensive range of units. Double doors open from the kitchen directly to the rear garden.

To the first floor, there are three bedrooms which are serviced by the main family bathroom. Stairs rise from the first-floor landing to the top floor and the principal bedroom. This principal bedroom is an incredibly generous room and there is a 'boutique' style open-ensuite serving this room.

To the rear of the garden the private garden is surrounded by mature planting and there are pleasant patio areas for seating and alfresco dining

Tenure: Freehold

Council Tax Band: E



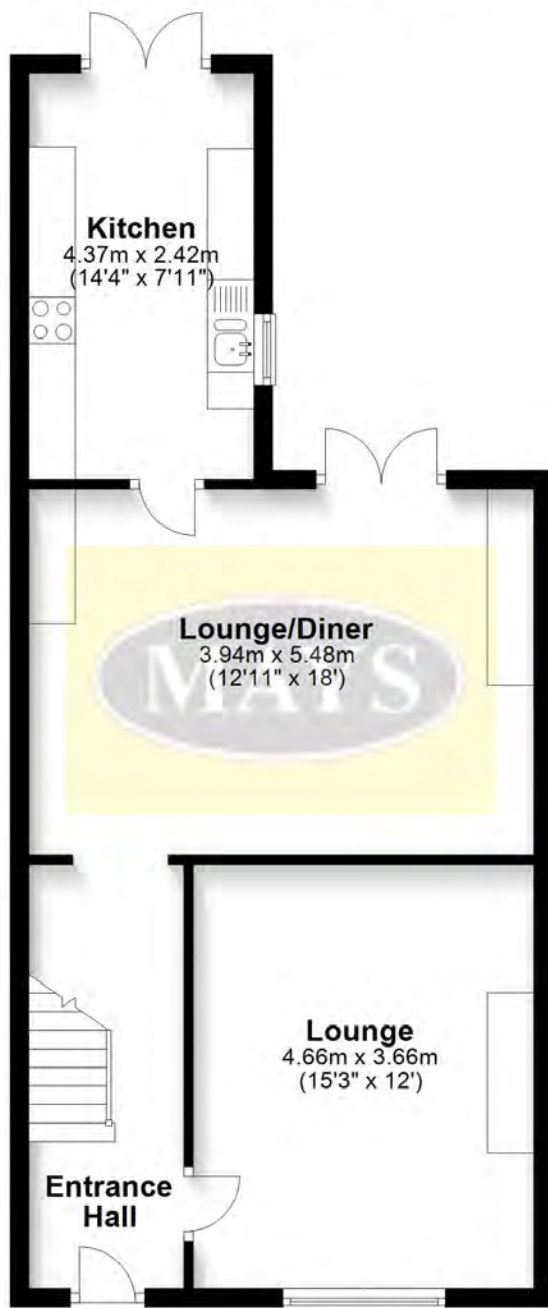
### About the Location

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 mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

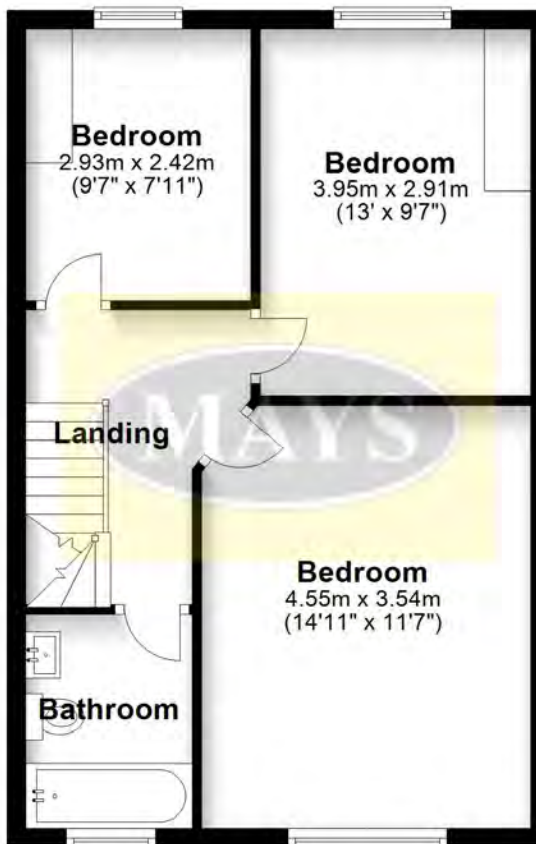
## Ground Floor

Approx. 58.1 sq. metres (625.6 sq. feet)



## First Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



## Second Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 135.2 sq. metres (1455.2 sq. feet)







## Summer photographs supplied by vendor

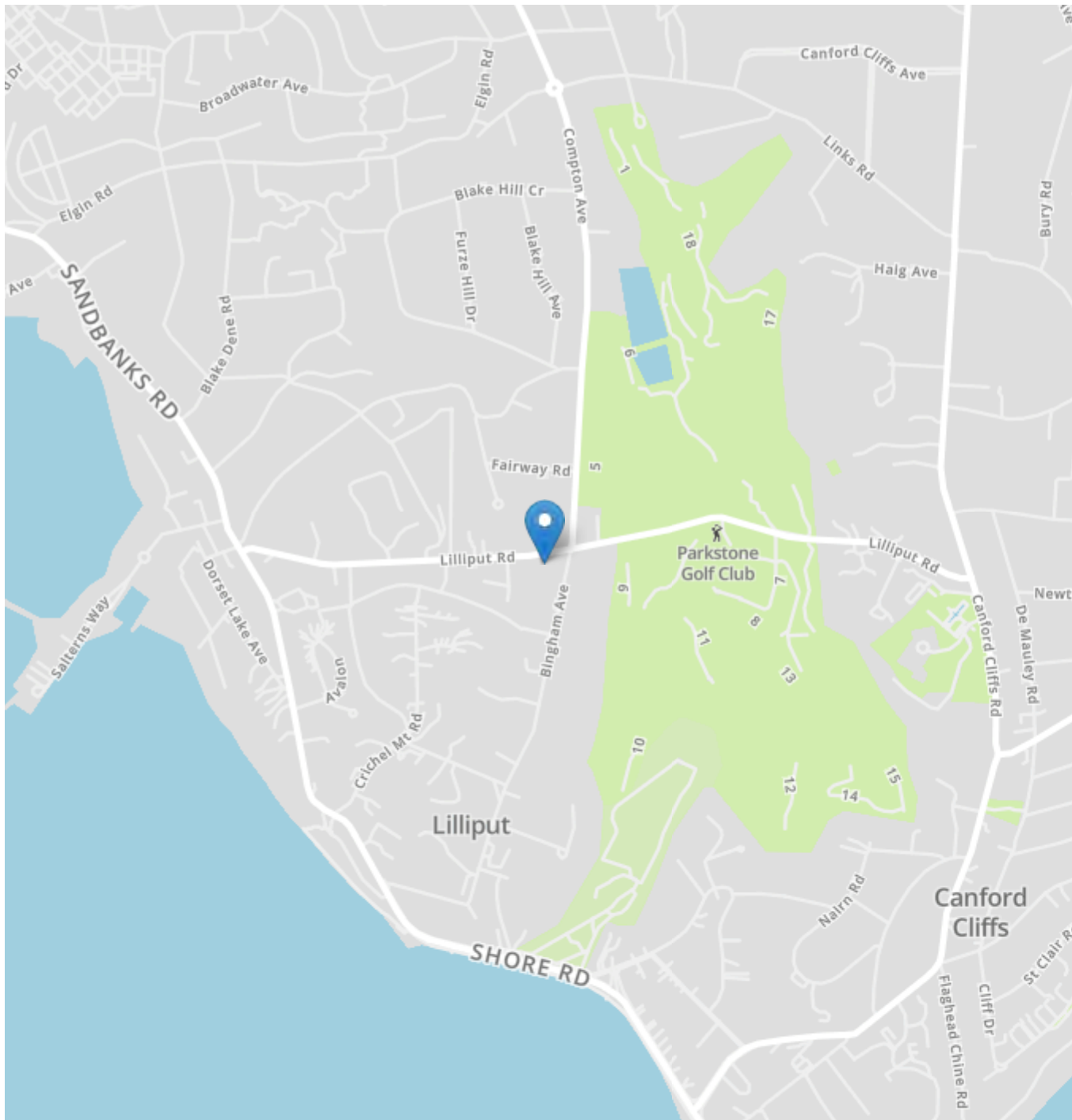


### **About Mays**

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>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			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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