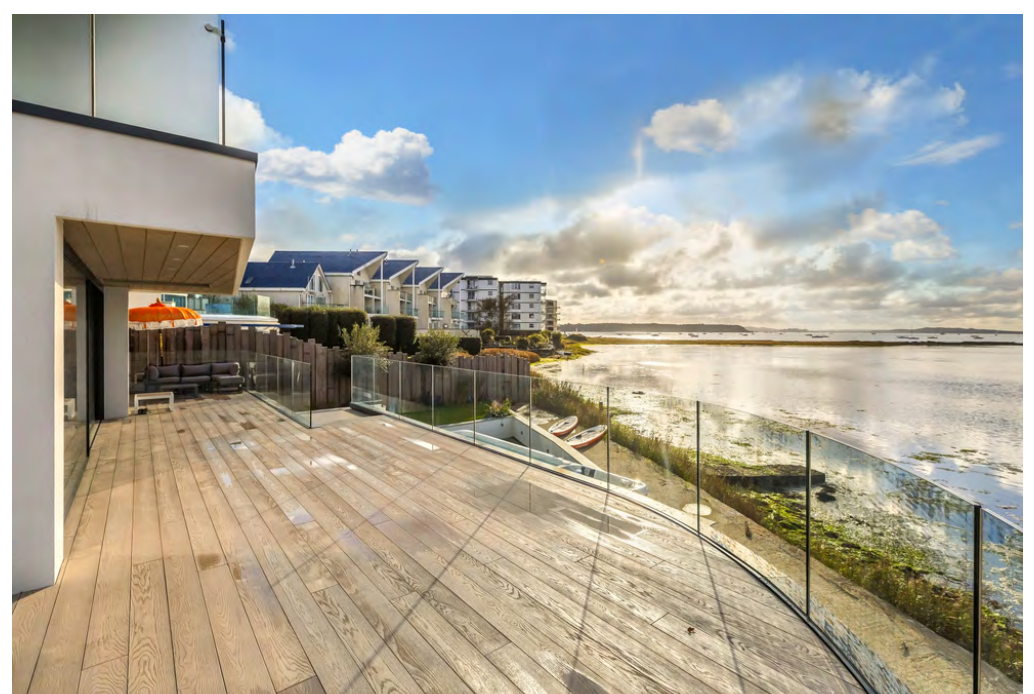




Salterns Way, Lilliput BH14 8JR





About the Property

The property occupies an unrivalled waterfront positioning in Poole Harbour's Blue Lagoon offering a unique lifestyle for clients wanting a home with direct water access and simply stunning views over the waterscape of Poole Harbour. The magnificent views provide the house with an ever-changing backdrop of artwork throughout the seasons and are arguably among the best the South Coast can offer.

From grand scale entertaining to intimate evenings watching the famous Poole Harbour sunsets, this incredible property truly invites a lifestyle that is second to none.

The arrangement of accommodation over three storeys allows for the most incredible views whilst cascading terraces lead to the water, allowing for direct access to the Blue Lagoon. The positioning of this property offers something truly special with the stunning sunset views being arguably the best that Poole can present. The quiet location is a far removal from the hustle and bustle of a Sandbanks summer and provides a discreet address for those looking to achieve their own waterside haven that has a true sense of peace and seclusion.

Key Features

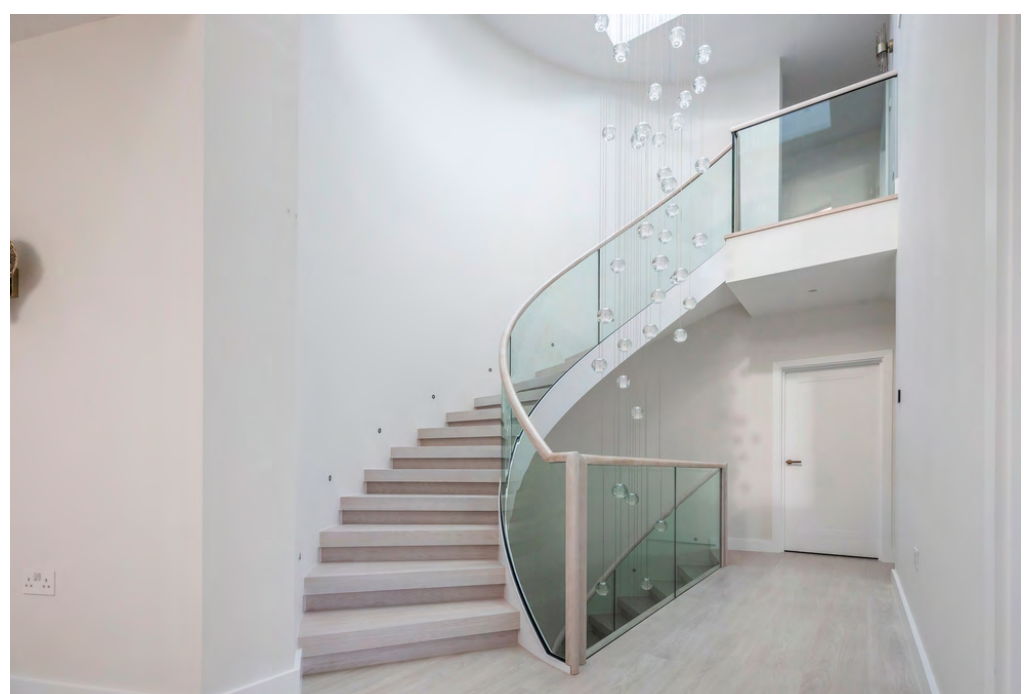
- Brand new detached waterside residence
- Enjoying direct water access and a private jetty
- Approximately 6300 sq ft of accommodation
- Four/five spacious bedrooms & five luxury bathrooms
- Open plan kitchen lifestyle space with a large feature decked terrace

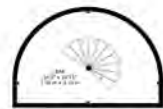
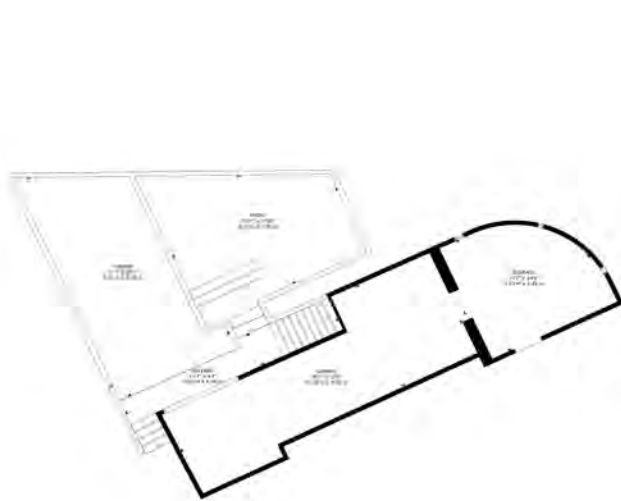
The contemporary design origins of the property were carefully considered both externally and internally to maximise the unique location, panoramic views and direct water access. Outside, large terraces look over the water and lead to the private jetty, whilst internally the majority of rooms enjoy the stunning waterscape backdrop. The property is cleverly designed and orientated for all day enjoyment of the sun and breathtaking sunsets.

Architectural design features run throughout the property, and the flow of the house is complemented by an impressive bespoke curved staircase that rises from the reception hallway through the heart of the house. All conveniences of modern living are accommodated throughout the house with introductions such as the smart home system (by NICO), MVHR, individually zoned underfloor heating, Tylo fully programmable steam room to the main ensuite and a bespoke feature sub level wine cellar – our favourite. Further benefits include a boatshed, SwimSpa & hot tub, integrated security system, face recognition CCTV and fingerprint technology entry.

- Stunning elevated Poole Harbour & Blue Lagoon views
- Multiple balcony terraces with panoramic water views
- Feature sub level wine cellar
- Impressive bespoke curved staircase



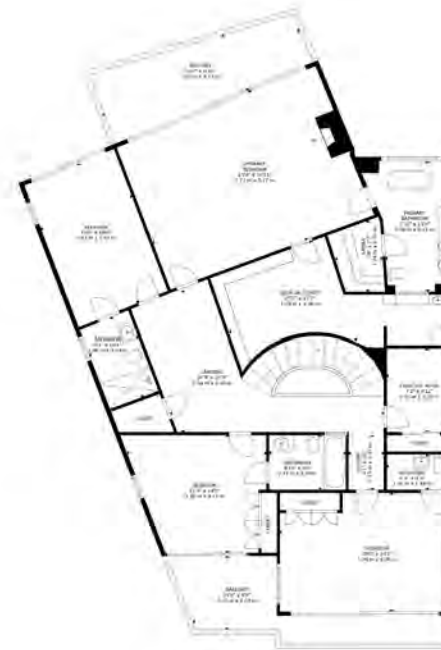




FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA inc GARAGE
 FLOOR 1: 198 sq. ft, 18 m², FLOOR 2: 2,092 sq. ft, 194 m²
 FLOOR 2: 2,213 sq. ft, 205 m², FLOOR 3: 1,229 sq. ft, 114 m²
 TOTAL: 6478 sq. ft, 600 m²
 EXCLUDED AREA: GARDEN: 431 sq. ft, 40 m² PATIO: 301 sq. ft, 28 m²,
 BALCONY: 1,511 sq. ft, 140 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







About the Location

With such natural beauty and a reputation as the premier boating location in the UK, it's no wonder Poole Harbour is held in such high esteem. The harbour itself is registered as a Site of Special Scientific Interest (SSI) which acknowledges the country's most spectacular and beautiful habitats.

Universally recognised as one of the most exclusive areas anywhere in the world, Poole Harbour is not only home to award-winning marinas and yacht clubs, but it is also fringed with coastal walks and unspoiled woodland. Whilst home to the iconic Sandbanks, Brownsea Island and award-winning Blue Flag beaches, Poole Harbour couldn't be better located for coastal life.





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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