

Sandbanks Road, Lilliput BH14 8EN

£950,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

An excellent opportunity to acquire a four/five bedroom two bathroom detached character residence offering scope for improvement on a southerly facing plot in central Lilliput.



## Key Features

- Substantial four/five bedroom detached residence
- Main bedroom en-suite shower and separate family bathroom
- Spacious kitchen/breakfast room
- Large lounge/dining room
- Separate front lounge reception
- Scope for improvements
- Large south facing garden
- Integral garage
- Study room
- Offered to the market with no forward chain



## About the Property

The property is set back on an elevated southerly facing plot centrally located by Lilliput Sailing Club and Parkstone Yacht Club. This four/five bedroom, two bathroom detached character residence offers tremendous scope for improvements and flexible accommodation with a sunny aspect making this a perfect long term family home.

The property is approached via a front porch leading to the reception hall with all principle rooms leading off.

A real feature of this property is the arrangement of accommodation with three large living spaces. The main lounge/dining area is double in length and offers direct access out to the large south facing garden via French doors.

The front lounge reception room has a bay window and overlooks the front garden and driveway with an original fireplace and plenty of space for soft seating.

The kitchen/breakfast room offers a range of fitted cupboards and includes space for appliances, direct access outside via French Doors and a connecting utility and WC.

Stairs from the reception hall lead to the first floor landing with access to the loft space.

The main bedroom, with fitted furniture, is spacious and is located to the south elevation with green garden views and a shower en-suite. There are three further bedrooms, and a fully tiled family bath/shower room.

Externally the property benefits from a generous frontage incorporating a driveway providing ample parking and access to an integral garage. To the rear of the property is a substantial private garden with an attractive leafy outlook enclosed by fencing and established borders. Immediately adjoining the property is a patio terrace ideal for entertaining and alfresco dining.

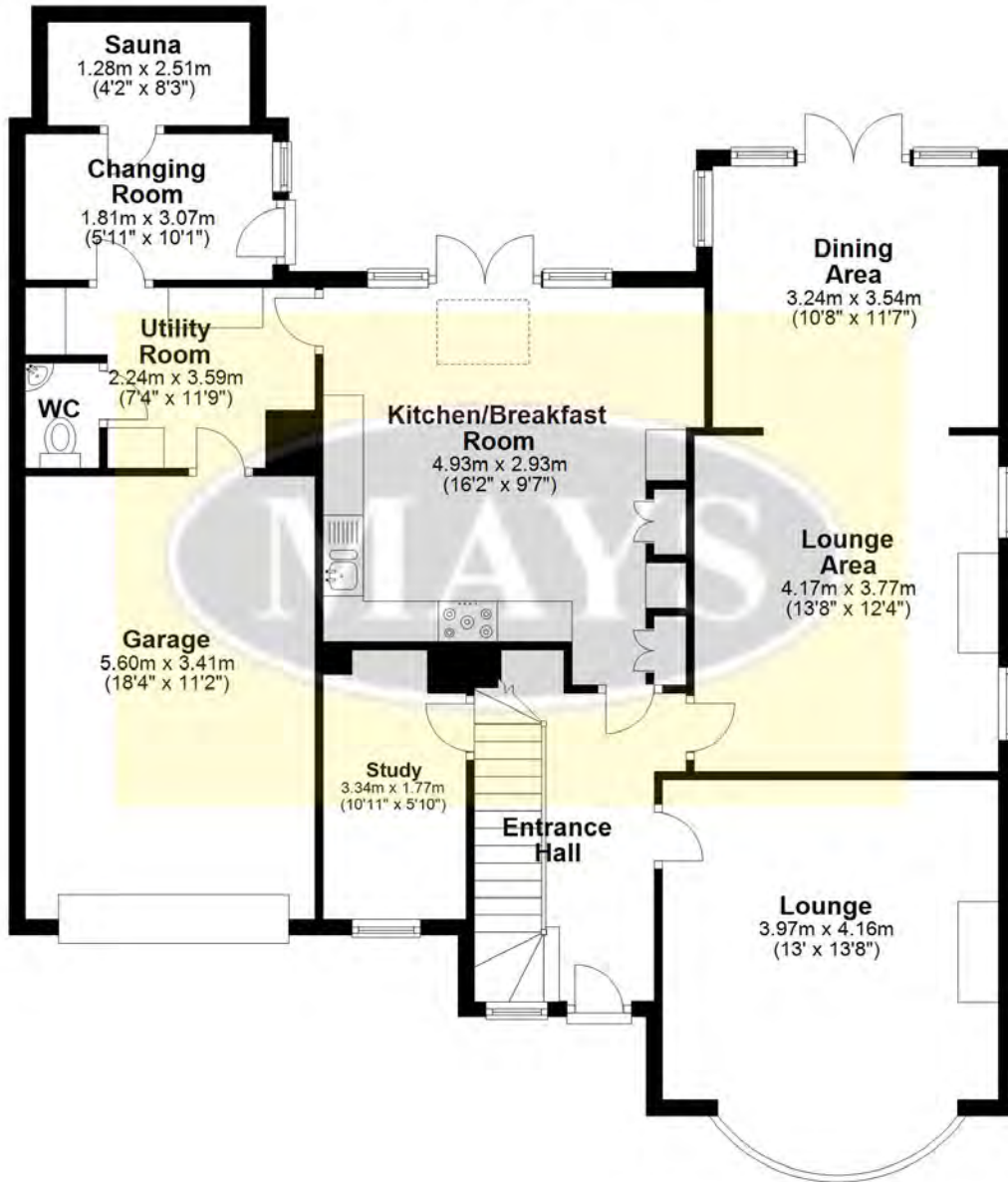
There is also a sauna and changing room facility.

Council Tax Band E



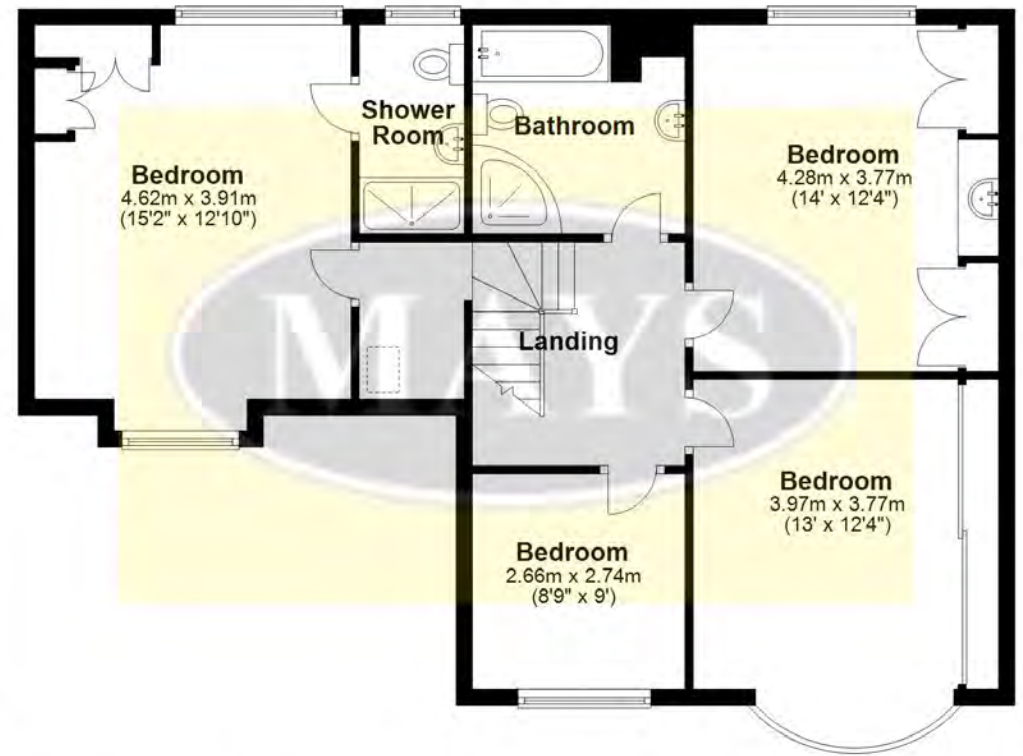
### Ground Floor

Approx. 120.1 sq. metres (1293.1 sq. feet)



### First Floor

Approx. 80.7 sq. metres (868.1 sq. feet)



Total area: approx. 200.8 sq. metres (2161.2 sq. feet)



## 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.

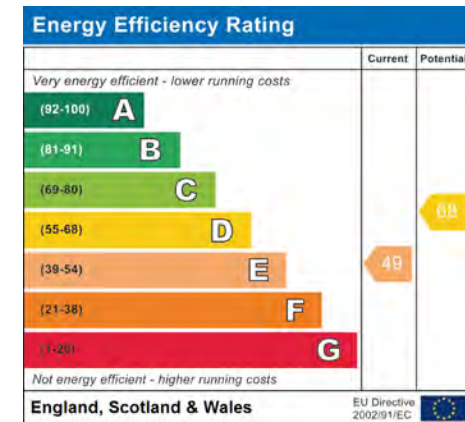
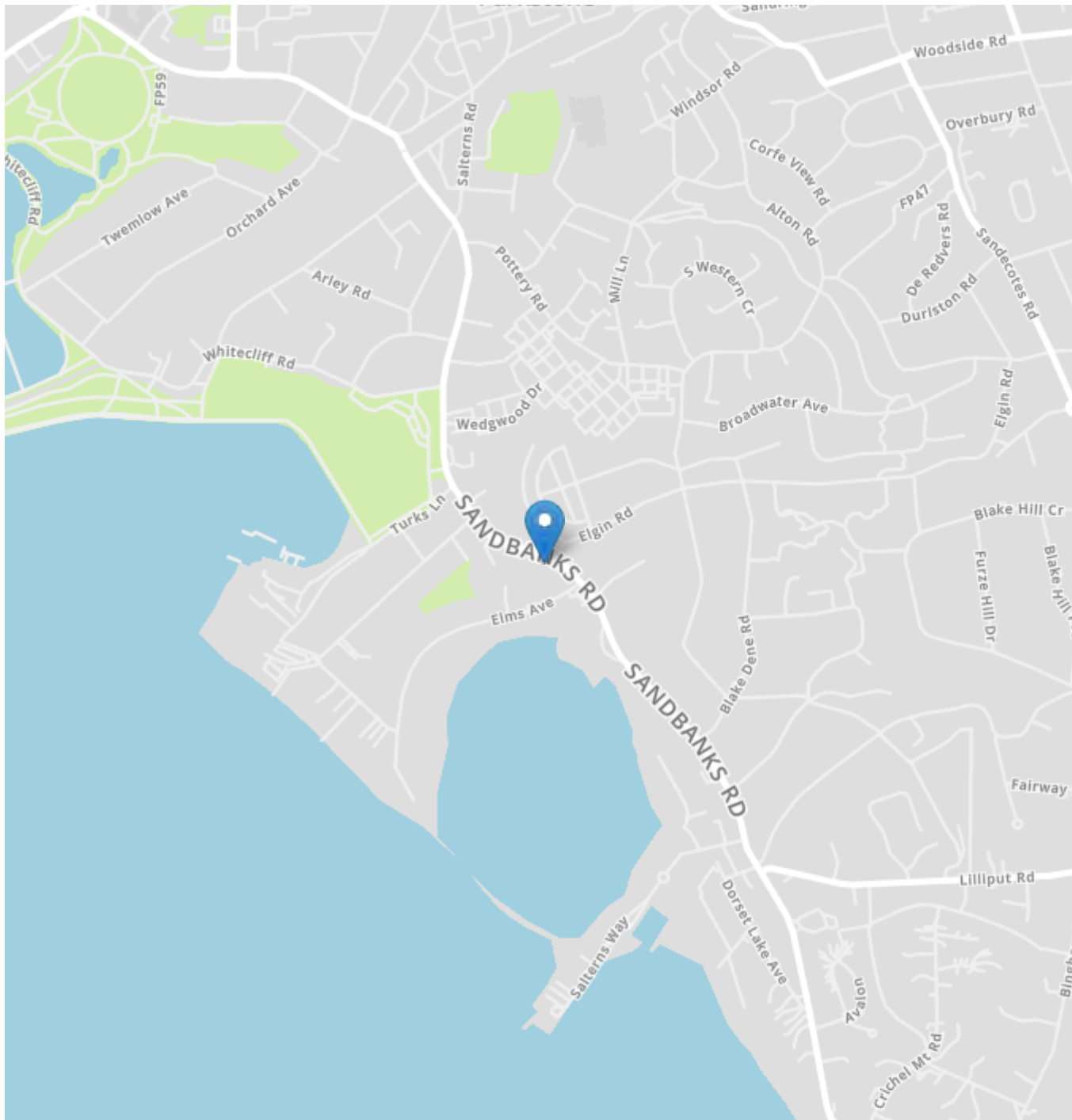


## About Mays

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.



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Mays and their clients give notice that:

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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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