

FOR SALE

5 Greenwood Avenue, Lilliput,
Poole, Dorset BH14 8QD



PHILIPPA SOLE



£1,895,000

5 double bedrooms & 3 luxurious bath/shower rooms

State of the art staircase

Open plan kitchen/dining/day room

High quality fixtures and fittings throughout

Approx. 3000 sq.ft of accommodation

Newly built with supporting Building's Warranty

Cul-de-sac location within excellent school catchment

Very Energy Efficient - 'A' rating
Freehold

[Click here for virtual tour](#)

About this property

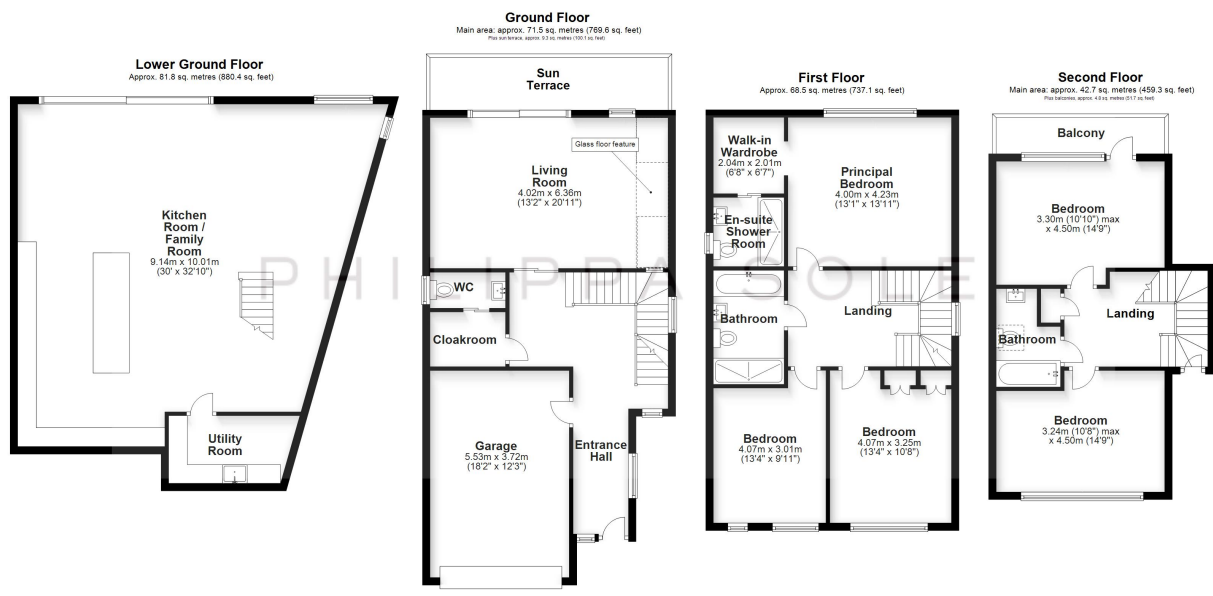
Stunning five double bedroom detached house, offering luxury living throughout. Positioned on a large level plot and situated in a quiet cul-de-sac location. Within walking distance to the local award winning patisserie, convenient stores and of course the highly regarded Salterns Marina.

The impressive entrance hall sets the tone and style, which runs throughout the property and highlighted by the central steel beam and oak counter-lever staircase, which is like a piece of art in its own right. The present owners have created something quite special; providing versatile accommodation for the 'growing family', the 'working from home professionals' or purely just to enjoy spacious luxury living close to the beach. On the lower level, the open plan room takes your breath away, as it is much larger than expected and flooded with light. Centred around a Leicht kitchen, which is extensively fitted with a range of floor and wall mounted units, high-end Siemen appliances and central island all complemented by polished quartz worktops. The Saloni tiled flooring runs through via the Bi Fold doors to the large sun terrace and level lawned garden beyond. The ground floor has the more formal lounge, however this room has a unique feature of the partial glass flooring, viewing through to the lower level, an ingenious way of connecting the two areas. There is also an impressive balcony spanning the width of the property. The first and second floors provide five spacious double bedrooms and three bath/shower room. All bathrooms have a luxurious feel with Duravit sanitaryware, Saloni Porcelain tiles and underfloor heating. The principal bedroom enjoys elevated views and boasts a spacious walk-through dressing room that leads into the ensuite bathroom. Worthy of note; the owners looked at all ways to be environmentally friendly and have fitted 4kw solar panels and an air source heat pump. Additional features include smart lighting and underfloor heating. The interior was designed by the highly regarded, Hub Interiors.

Location

Nearby is Lilliput village with a variety of shops including Tesco Express, Asda petrol station, award winning Mark Bennett's patisserie, Koh Thai restaurant and a number of other independents. Lilliput is also the home of highly regarded Salterns Marina. Up the hill is Evening Hill, a popular viewpoint capturing the whole of Poole Harbour and down to the award winning beaches of Sandbanks. For the water sport enthusiast, the harbour and surrounding coastline has it all, from the various marinas to windsurfing or simply paddle boarding. The highly rated Lilliput Infant School is within catchment. For commuting, the mainline railway stations at Poole or Parkstone takes you to London Waterloo in approx. 2 hours.





Main area: Approx. 264.4 sq. metres (2846.4 sq. feet)
Plus balconies: approx. 4.8 sq. metres (51.7 sq. feet)
Plus sun terrace: approx. 9.3 sq. metres (100.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 568006)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	94	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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