

Blake Dene Road, Lilliput BH14 8HH  
Guide £1,395,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

Constructed by our clients to an exacting standard in 2021, this stunning four-bedroom contemporary home enjoys far reaching panoramic views over Poole Harbour and has been architecturally designed to incorporate an incredibly versatile arrangement of rooms positioned over three levels. The level of finish throughout is superb with luxurious elements such as two-bedroom suites that include dressing rooms and beautifully appointed ensuites along with the most amazing rooftop reception/harbour room with a private terrace which makes this home a truly unique proposition.



## Key Features

- Stunning panoramic views over Poole Harbour
- Accommodation in excess of 3,000 sq/ft
- Constructed in 2021 to an exacting standard
- Four double bedrooms
- Two private dressing rooms and ensuites
- Open plan kitchen/dining and living room
- Incredible top floor reception/harbour room with views
- Private roof garden/terrace and generous rear garden



## About the Property

When you approach the property you are immediately impressed with the imposing and striking design features of this home. The driveway offers parking and leads to a detached garage, whilst steps rise to a landscaped front garden with a seating area.

On entering the property there is a large hallway with a beautiful Ash staircase with glass balustrade that rises to all floors. The ground floor also presents a large and well-appointed kitchen/dining and living area which has doors opening to the landscaped rear garden. The kitchen has a plethora of integrated items, and a peninsula unit forms a natural gathering place in the kitchen which is ideal for entertaining. The modern nature of the kitchen complements the style of the property perfectly.

Although the property is of a contemporary design, our clients were determined to introduce practical elements to the layout to enhance everyday life and this is evident in the large laundry room which is sensibly positioned next to the kitchen and is the perfect place to decamp sailing gear. To provide a degree of separation and privacy for visiting guests, a full bedroom suite with dressing room and ensuite was also introduced to the ground floor.

To the first floor, there is a truly amazing principal bedroom suite that extends to some 30ft with a private dressing room and luxurious shower room. The room is flooded with light and offers far reaching harbour views.

There are two further bedrooms to this level which are incredibly generous doubles (both with fitted wardrobes) and these are serviced by a beautiful family bathroom with a free standing bath.

On the top floor, the excitement of this home literally reaches 'the next level' with a simply incredible reception room with a mezzanine level and sliding doors opening to a private roof terrace. The water views can be enjoyed internally from the large reception room and our clients have even introduced a discreet 'butler's kitchen' with a sink and glass-fronted wine cooler to ensure they can enjoy uninterrupted evenings watching the infamous Poole Harbour sunsets. The large Southern-Westerly facing roof terrace feels more like a rooftop garden and there's plentiful space for sun loungers and social gatherings (it should also be noted that the roof terrace has an incredibly high degree of privacy).

To the rear of the property, there's a landscaped garden which is again ideal for entertaining and has an incredibly high degree of privacy. Stocked with a variety of mature shrubs, the garden provides a beautiful backdrop to the kitchen/dining and living room from the inside.

With all the features that you'd expect of such a high-quality home such as Cat 6, Bluetooth speakers in the principal bedroom, and underfloor heating in the bathrooms and the kitchen/dining and living room this property in our opinion simply has it all. If we add to that the stunning views of the Poole Harbour, a faultless finish throughout and the fact the property is traditionally constructed with a contemporary design, put quite simply – we think this home is as good as it gets...!

Tenure: Freehold

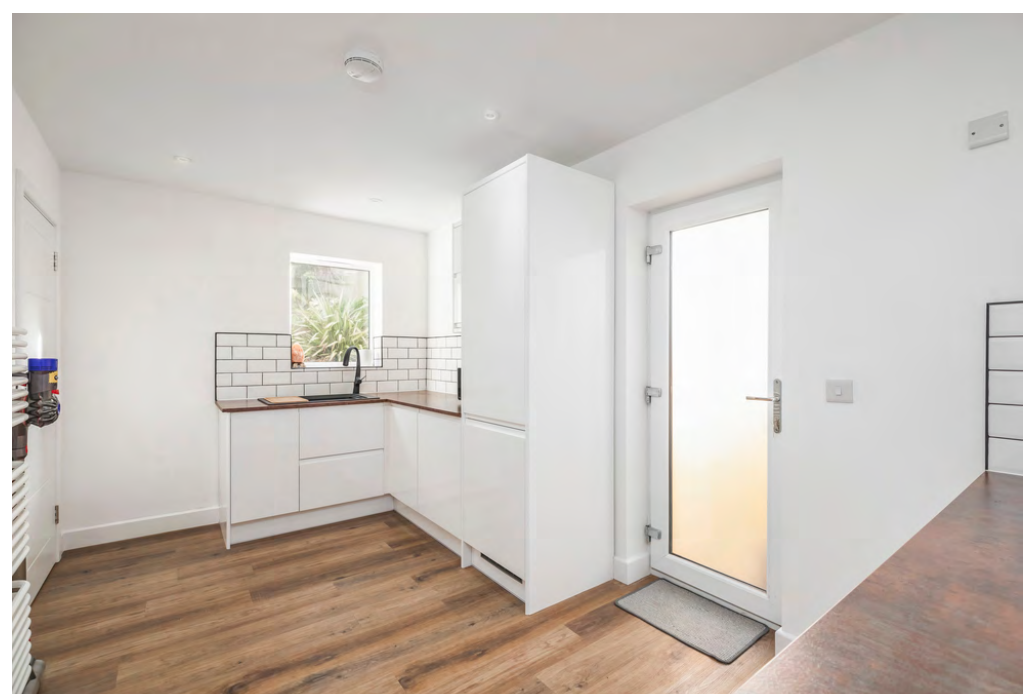
In accordance with current legislation, we would like to inform you that our client enjoys an association with Mays Estate Agents.











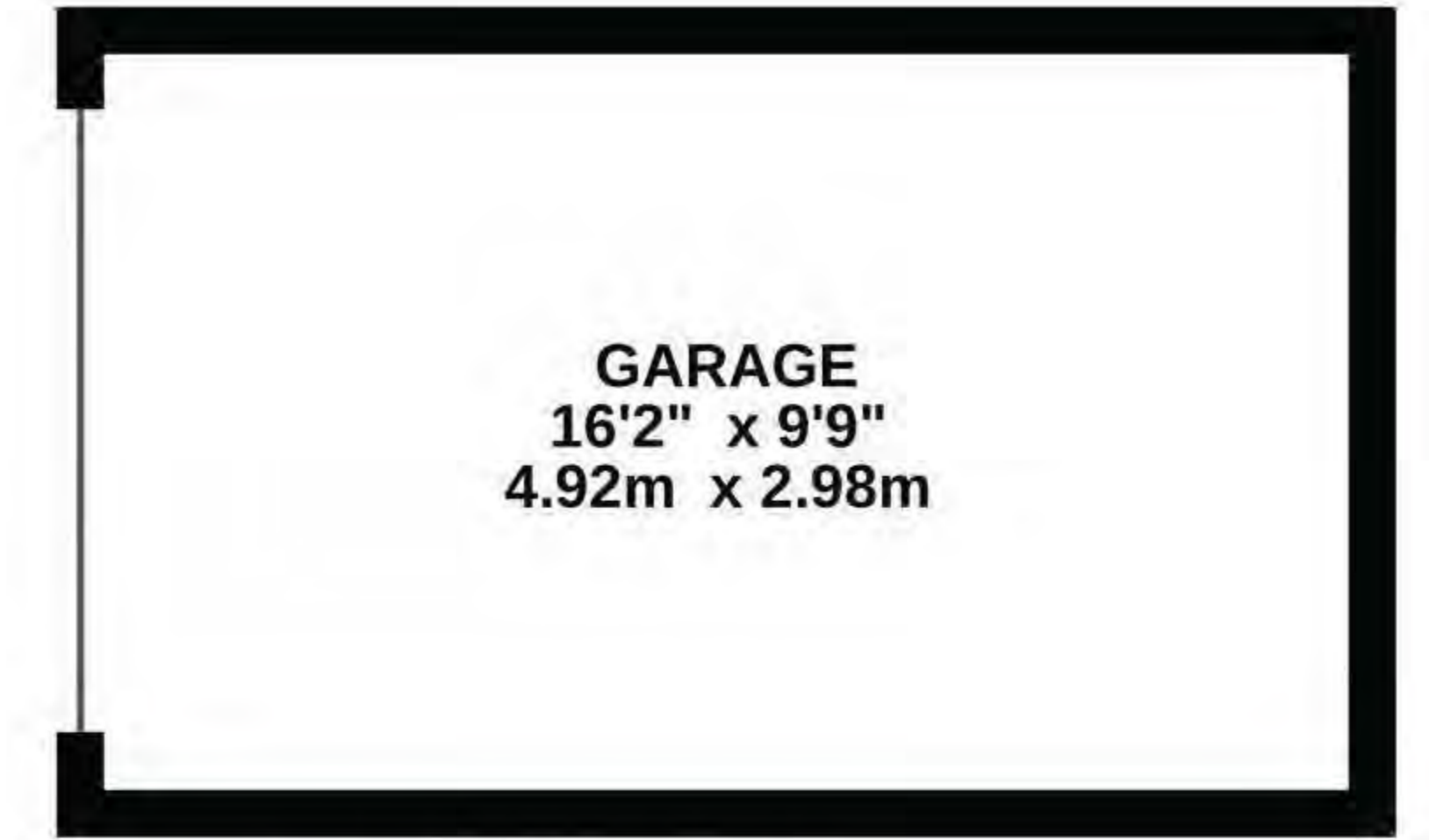




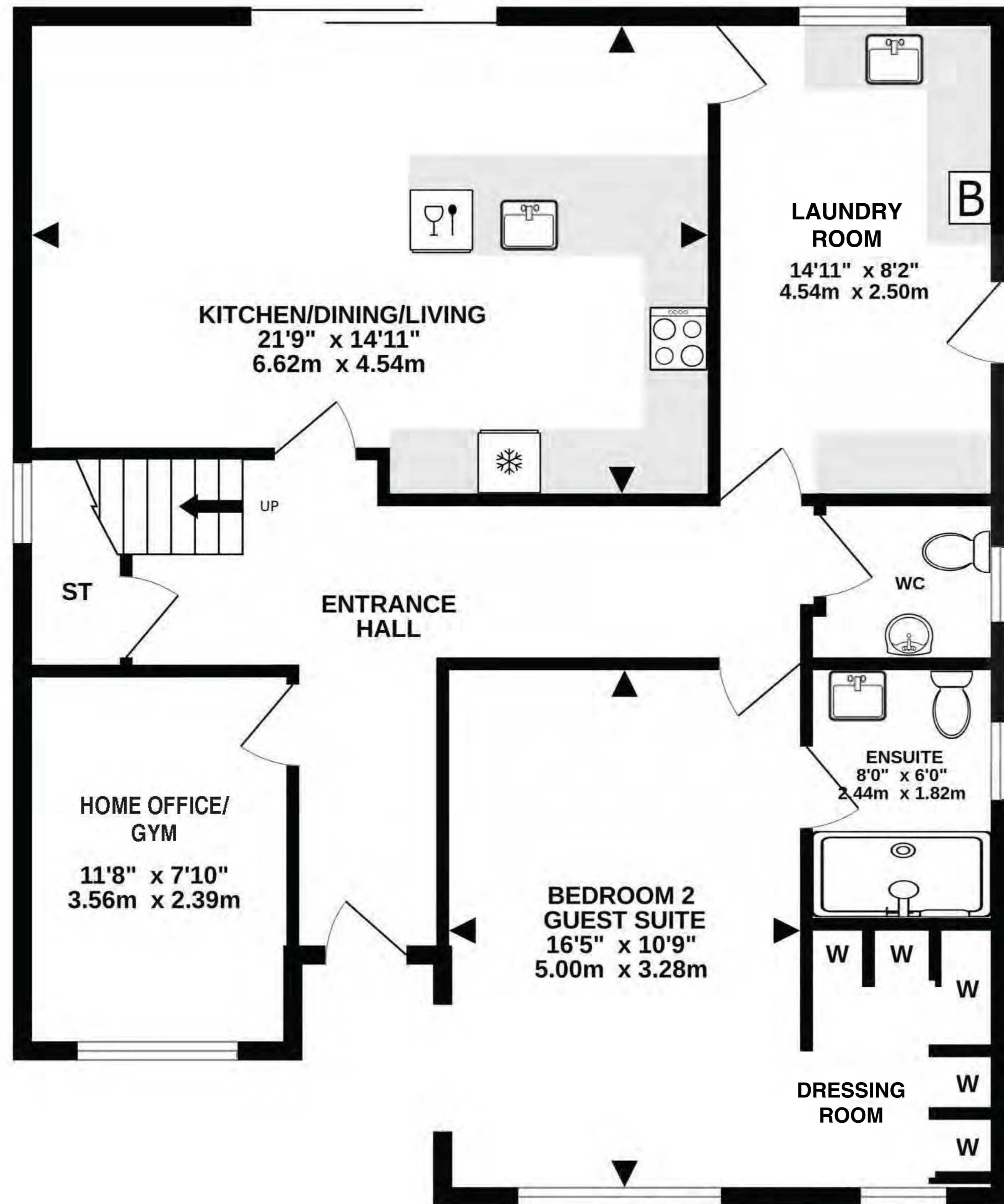
APPROXIMATE TOTAL FLOOR AREA : 3050 SQFT (292 SQM)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

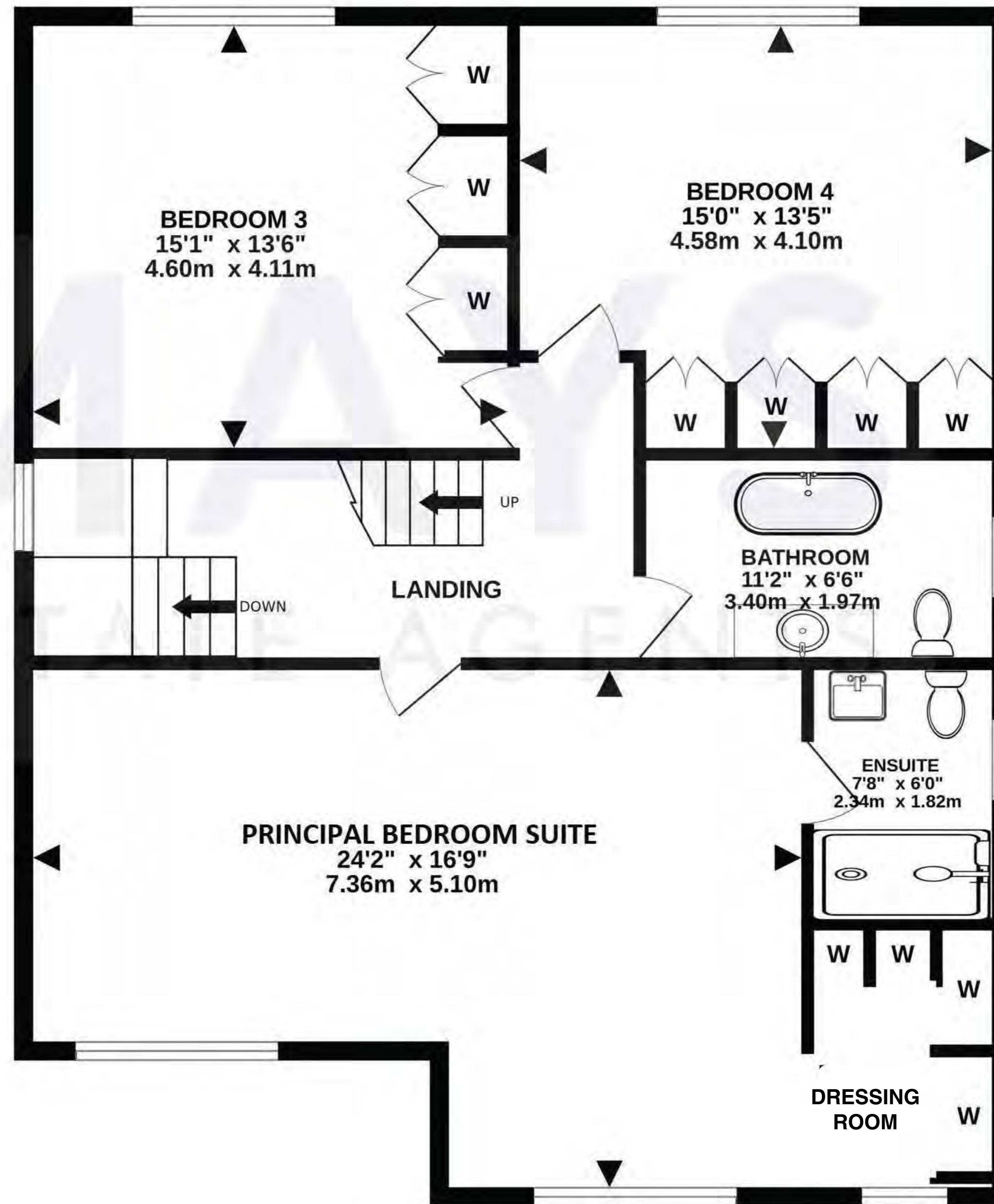
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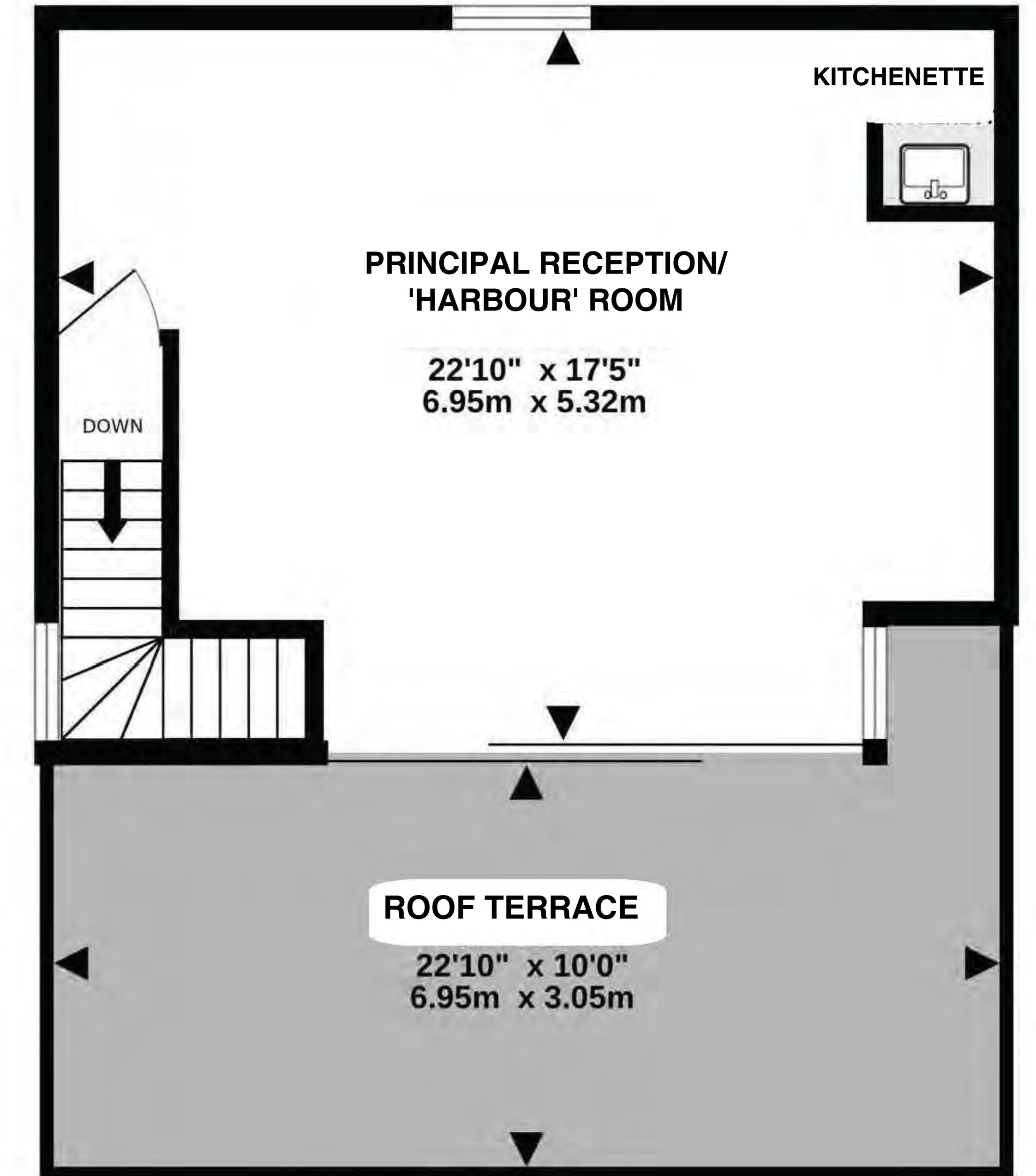
NOT LOCATED IN EXACT POSITION



GROUND FLOOR



1ST FLOOR



2ND FLOOR (VIEWPOINT)















## 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, 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.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

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.



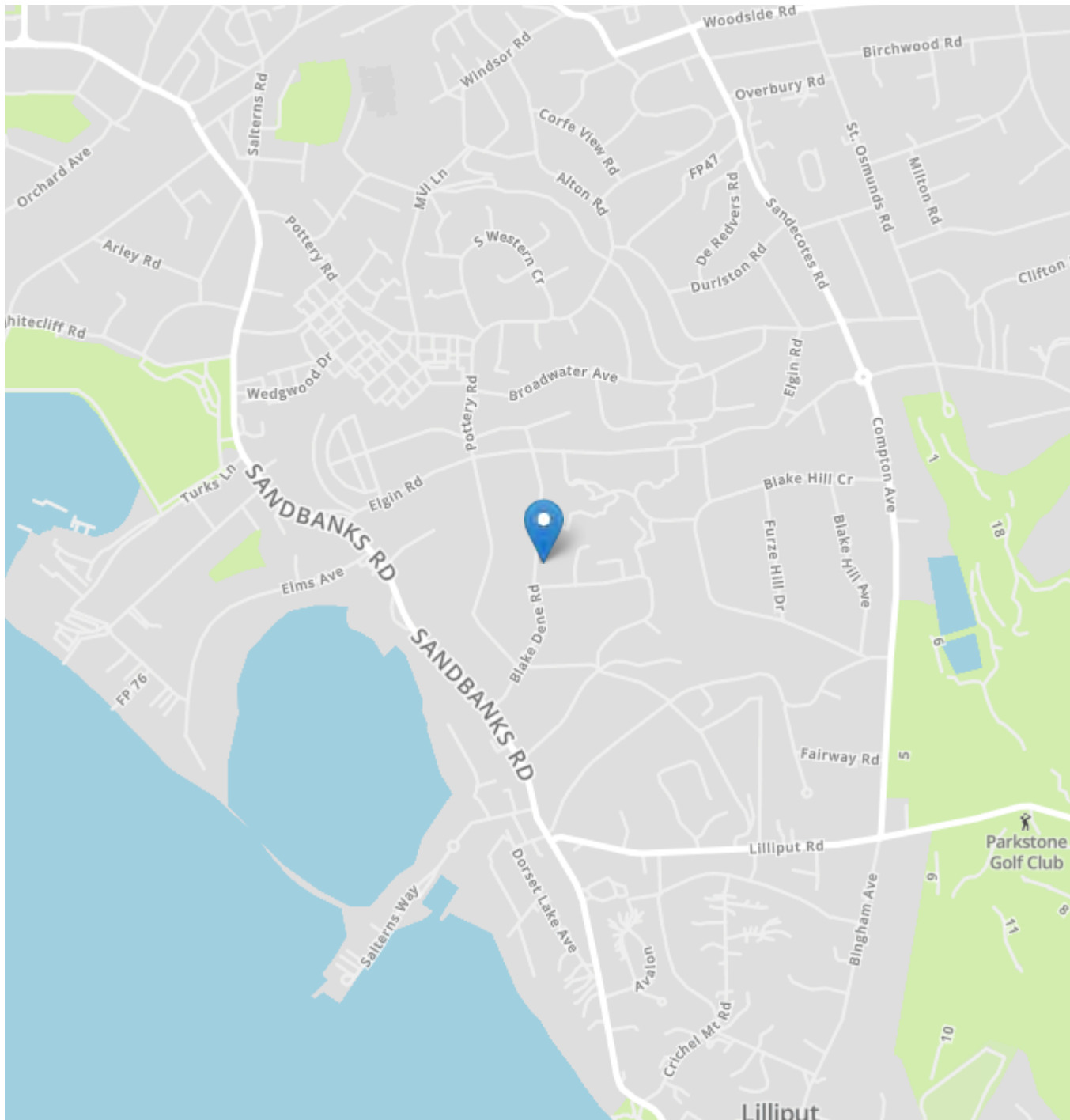
## About Mays


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 30 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 so long.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.

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