

Marina Drive, Lilliput BH14 8HB  
£1,250,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A stunning contemporary four bedroom detached residence with an outstanding southerly facing plot and set on a highly sought after road in Lilliput near Whitecliff Harbourside Park. The property has been completely remodeled to an exacting standard and offers a well-considered and flexible arrangement of rooms.



## Key Features

- Stunning detached family residence
- Completely remodelled offering a flexible arrangement of rooms
- Quality kitchen, dining & lifestyle space
- Separate formal lounge
- Additional snug/study
- Principal bedroom suite with lounge area & ensuite bathroom
- Three further bedrooms, two with ensuites
- Family bathroom
- Detached garage & off-road parking
- Highly sought after road in Lilliput





## About the Property

14 Marina Drive has been owned and enjoyed by the same family for over 60 years.

This imposing four bedroom four bathroom detached residence offers one of the most desirable private plots that Lilliput has to offer and has undergone a complete program of alterations and improvements by the current owners resulting in a most desirable and long term family home.

Approaching the property via a block paved driveway, the entrance hall leads to all principal rooms.

A key feature of this home is the quality kitchen, dining and lifestyle space which opens up to the outside with a recently landscaped patio sun terrace and garden offering a pleasant wooded outlook. This space has been cleverly zoned to present three well defined areas and includes a useful utility area. There are two further reception rooms, a formal lounge connecting to the main living space and a separate snug/study to the front of the property. With a sizeable family room at the rear offering direct access to the garden, the accommodation on offer presents huge potential for a variety of uses and offers the perfect entertainment space to enjoy with family and friends.

Rising to the first floor, the requirements of most buyers are well matched with three good sized bedrooms and three bathrooms. The principal bedroom suite on the second floor is a particular feature with a lounge area and offers elevated green garden views and an ensuite bathroom.

We particularly love the location of this house being at the head of Marina Drive and our clients have certainly embraced the surroundings of the property by positioning windows and outside entertaining terraces to make the most of the substantial south-facing plot. The patio sun terrace adjoining the rear of the property is perfect for summer months, and the generous south-facing rear garden is ideal for families providing a safe and private environment.

The property also benefits from a detached garage with power and light, side access and a spacious blocked paved driveway providing off-road parking for various vehicles.

Tenure: Freehold

Council Tax Band: E



### Ground Floor

Approx. 126.1 sq. metres (1357.2 sq. feet)



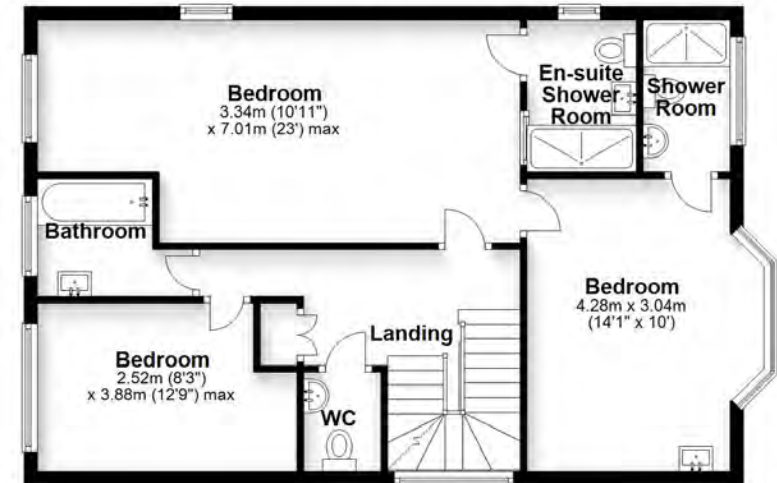
### Garage

Approx. 16.4 sq. metres (176.4 sq. feet)



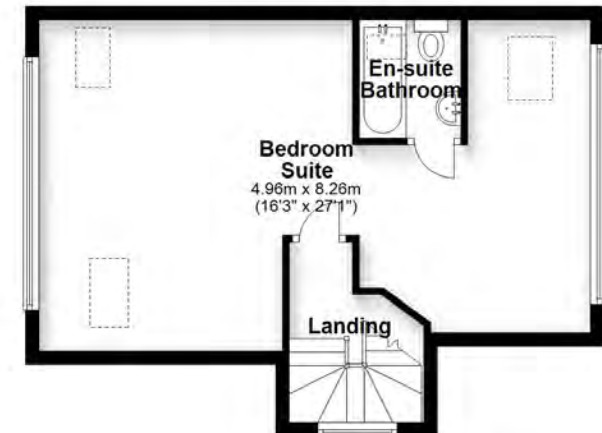
### First Floor

Approx. 69.2 sq. metres (745.0 sq. feet)



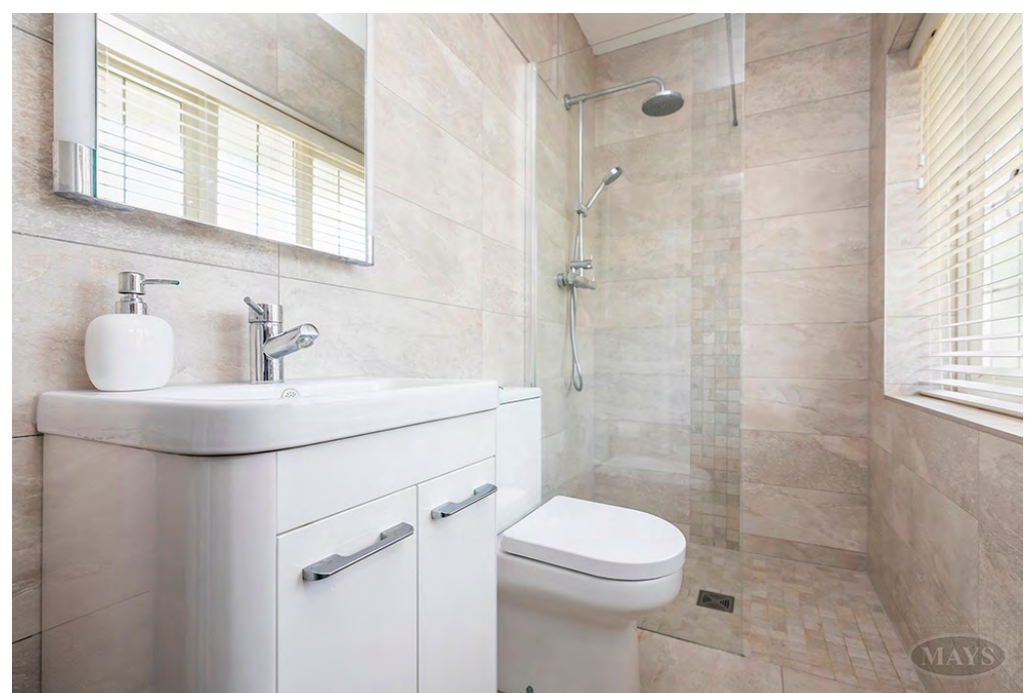
### Second Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 254.1 sq. metres (2735.5 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, 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.



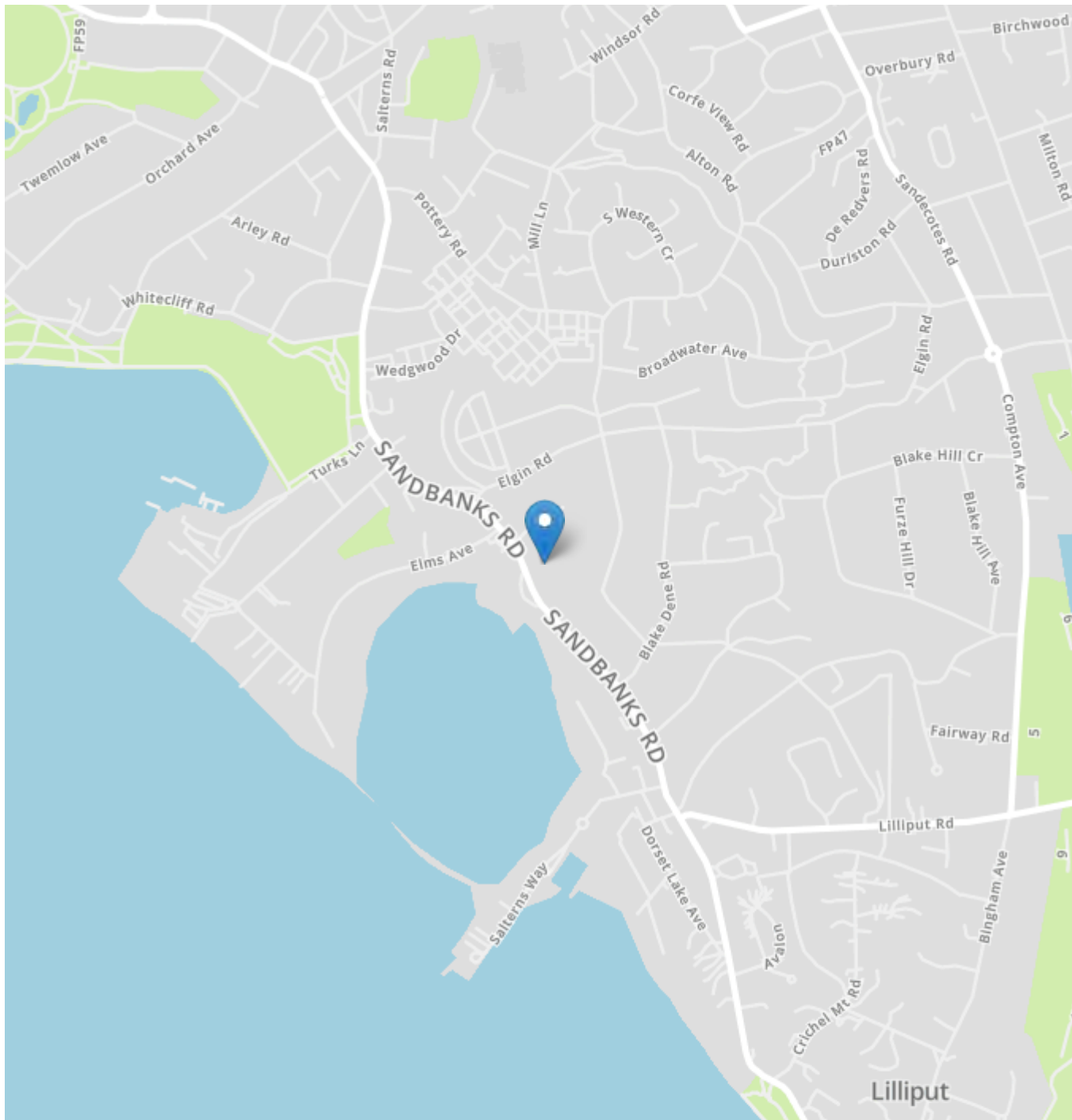
## About Mays


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 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>		<b>77</b>
(55-68) <b>D</b>	<b>67</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.

**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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