

Sandbanks Road, Lilliput BH14 8EY
£750,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A well designed three-bedroom, two bathroom detached chalet bungalow with spacious accommodation and a flexible arrangement of rooms set on a generous plot moments from local amenities. The layout of the property is superb as it not only presents sizeable living accommodation and a large kitchen/dining room, but it also presents a ground floor bedroom and shower room, which could be ideal for older relatives or guests visiting for extended periods. The plot offers generous parking and a detached garage, whilst the garden has been landscaped with defined areas for entertaining or lounging.

Key Features

- Impressive entrance hallway
- Beautiful conservatory opening to the garden
- Three double bedrooms
- Off-street parking for numerous vehicles
- Landscaped gardens to the rear
- Living room with a feature fireplace
- Kitchen/dining room
- Two bathrooms
- Detached garage
- Harbour glimpses

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 the Property

To the front of the property, there is an enclosed porch that leads to an impressive reception hallway that gives a true sense of arrival. The living room is a charming room with a feature fireplace and doors open from this room to an incredible conservatory that has space for both lounging and formal dining and overlooks and opens to the rear garden. The kitchen/dining room is comprehensively fitted with a range of units and appliances, and there is comfortable space for a four-seater dining table.

One of the bedrooms is located on the ground floor, which could be ideal for elderly relatives or guests who are visiting for extended periods, as there is also a modern shower room on the ground floor. Stairs rise from the reception hallway to the first floor, where there is a large landing (ideal as a reading area or potential study) and two further bedrooms. The principal bedroom on the first floor is a particularly good size and has a full bank of fitted furniture and the first-floor bedrooms are serviced by a contemporary shower room.

To the front of the property, there is a generous amount of parking, and the frontage is retained by a half-height brick wall. The driveway extends through gates to the side of the property and leads to a detached garage which could be ideal for many uses if a garage was surplus to requirements (such as a summer room, workshop or home office).

The rear garden has been creatively landscaped to offer a large terrace which is perfect for entertaining or lounging. Planting borders surround the garden and low-rise steps lead to a delightful seating area with a pergola. The garden has a leafy backdrop, and the borders have a variety of well-tended mature shrubs and plants.

Tenure: Freehold

Local Authority: BCP Council Tax: E

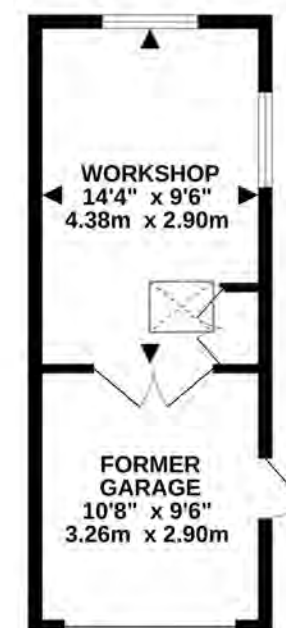




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1741 sq.ft. (161.8 sq.m.) approx.

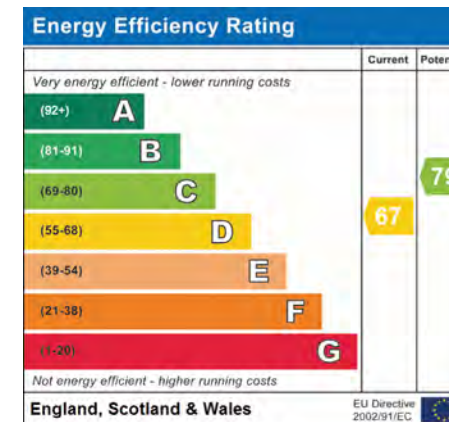
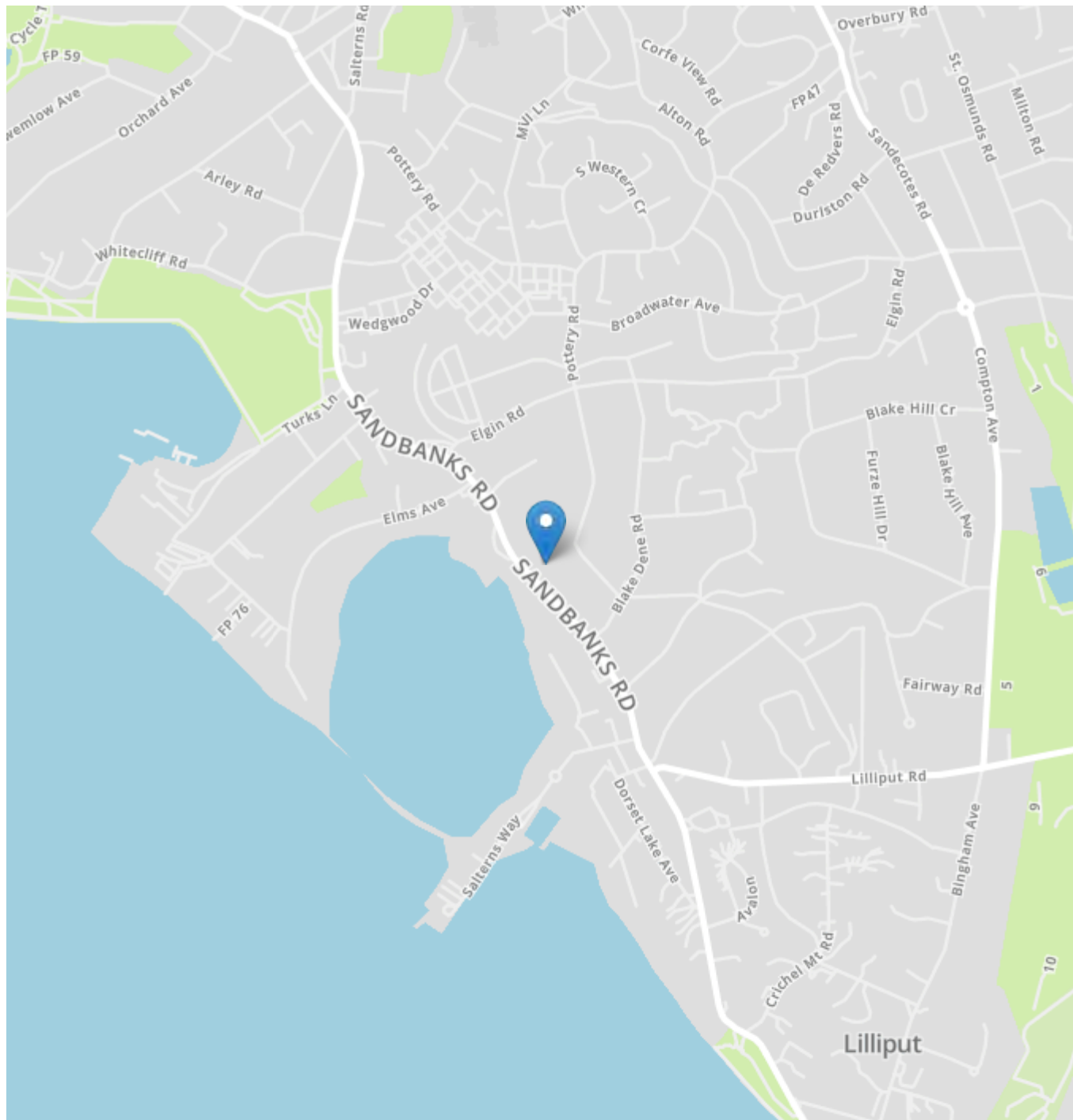
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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OUTBUILDING
238 sq.ft. (22.1 sq.m.) approx.







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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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