

10 Lilliput Road,
Lilliput, Poole,
BH14 8JZ



Superb double fronted new England style four bedroom home in desirable Lilliput location close to central amenities and Salterns Marina with the addition of an excellent self-contained one bedroom annexe.

£1,225,000 Freehold







Situation and Description

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, many sailing clubs as well as the blue flag beaches of Sandbanks. 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.

MAIN HOUSE

On entering the property you have a reception hall with built in storage cupboard and guest cloakroom. The dual aspect lounge has a fireplace with gas fire and looks out over both the front and rear gardens. A separate dining room offers French doors to the sunny rear garden. The modern and well appointed kitchen/breakfast room has a comprehensive range of fitted cupboards with stone worktops incorporating two fan ovens, a five ring gas hob with extractor over, an integrated double height fridge and separate double height freezer, integrated dishwasher and a breakfast bar. There is a utility area which houses the boiler and space for a washing machine and tumble dryer. There is a door to the rear garden.

Stairs lead up to a bright open landing. The main bedroom is generously sized with built in wardrobes and a luxury en-suite shower room.

There are three further double bedrooms serviced by a family bathroom incorporating a Jacuzzi bath and separate shower.

There is loft access from the hall with a generous loft space and two Velux windows. The current owner has drawings for a further two bedrooms and bathroom should an incoming family wish to extend into the loft subject to the required consent.

ANNEXE

This part of the property is completely self contained with its own front door into the kitchen area. This is well equipped with an induction hob and extractor over, oven, integrated fridge, space for a washing machine, a range of fitted cupboards and breakfast bar.

There is a modern shower room and storage cupboard. There are steps up to a comfortable lounge area and door through to a double bedroom. French doors open to a decked area for alfresco dining.

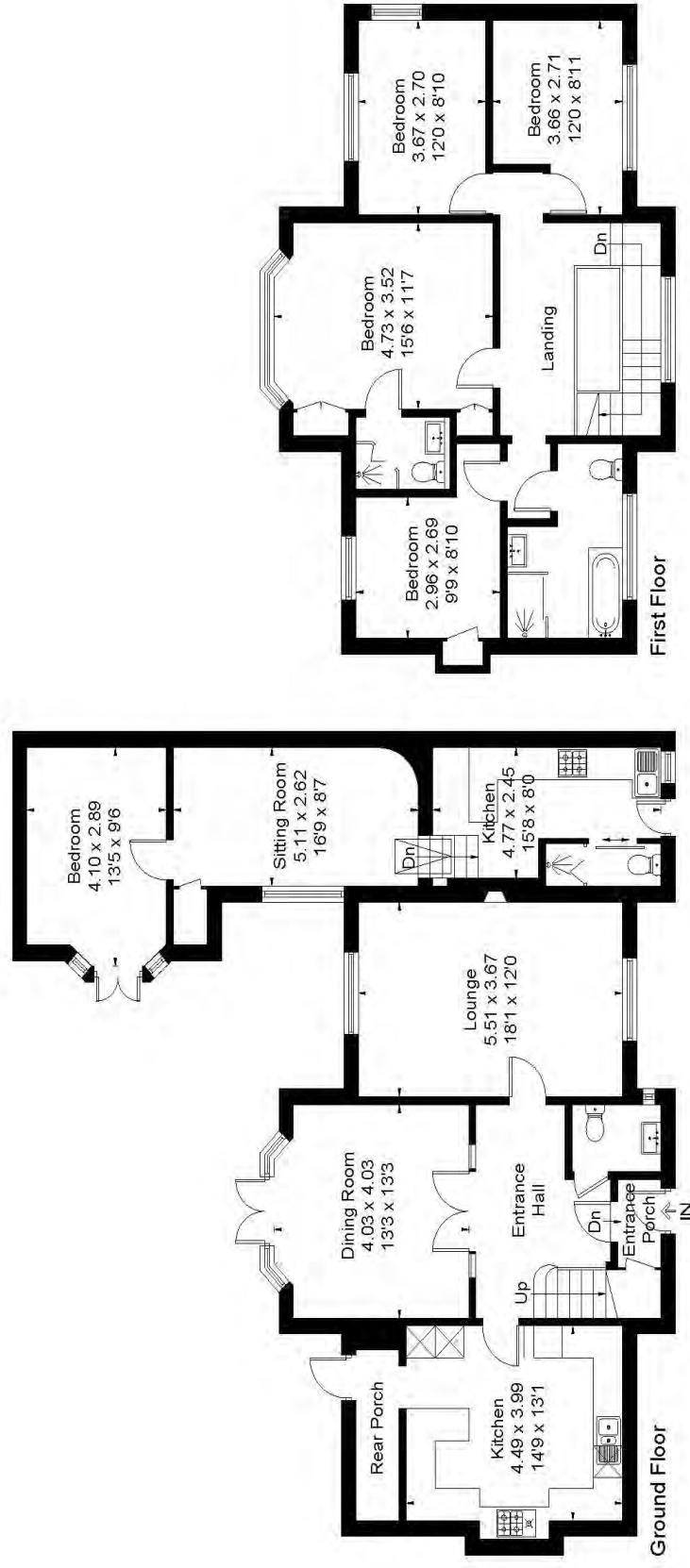
The current owner runs a successful Airbnb but this could easily be utilized for an older relative or teenager. Alternatively, it could very easily be reinstated as part of the main house and is a versatile part of the accommodation.

Externally there is a low maintenance rear garden with artificial grass, a lovely sun patio and a useful storage shed. There is a side access gate leading to a sunken trampoline and block paved parking to the front of the property.

Council Tax Band G.

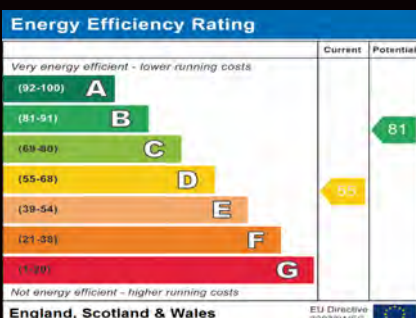
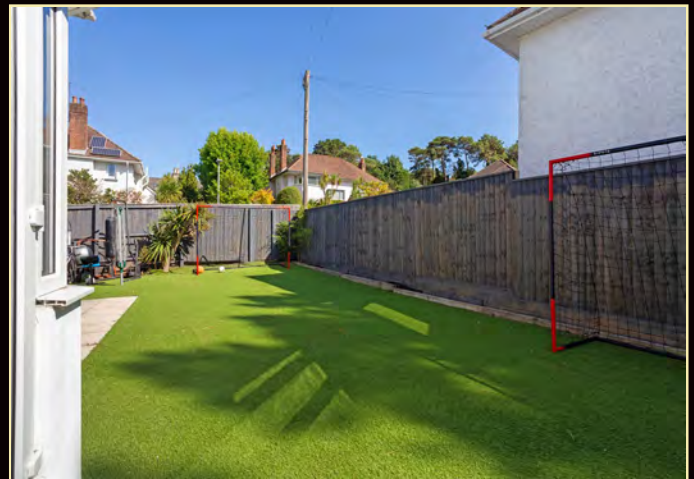
- Superb refurbished family home
- Central Lilliput location
- Four double bedrooms
- En-suite to premier bedroom
- Lilliput school catchment
- Modern kitchen/breakfast room
- South facing garden
- Self-contained annexe

Approximate Area = 189.2 sq m / 2036 sq ft









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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