

FOR SALE

Blake Lodge, 88 Blake Hill
Crescent, Lilliput, Poole, Dorset
BH14 8QS



PHILIPPA SOLE



£1,250,000

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4-5 Bedrooms (2 ensuites)

Open plan kitchen living space

South facing level garden

Immaculate condition

Large family bathroom

Media room, second reception room

Separate utility room

Lilliput Infant School catchment

Council Tax Band G - £3413.73

Freehold

[Click here for virtual tour](#)

About this property

Blake Lodge is an immaculate, versatile home extending to more than 2,500 sq.ft. of luxury living space, including a sleek high-spec kitchen and open-plan living room, media room, utility room and private south facing garden. Located within one of Lilliput's most desirable crescents.

A deceptively spacious and beautifully finished home comprising just over 2500 sq.ft. of living space and has been in the current ownership since it was built 15 years ago. This split level home offers an impressive open plan kitchen, stylishly fitted with a comprehensive range of integrated appliances and modern units. The living area is cleverly divided by a return from the main living space which centres around a feature gas fire with double doors leading onto the level south facing garden. From the main living area, a few steps lead down to a second sitting room/media room and separate utility room.

On the first floor are two rooms, one originally designed as a bedroom but is currently being used as a large dressing room adjacent to bedroom 4 which is currently being used as an office. An impressive family bathroom serves these two bedrooms. The large bedrooms on the next floor are both ensuite and enjoy a delightful outlook from their Juliet balconies. The top floor consists of a luxurious bedroom, which is currently being used as the main bedroom due to its private balcony and delightful sylvan views. Outside there is plenty of space for al-fresco dining or a sun lounging area due to the south facing aspect. Blake Lodge is set behind electric gates with ample off-road parking and an integral garage, which can also be accessed from the internal hallway. The property also benefits from eaves storage and a large welcoming entrance hall with cloakroom.

Location

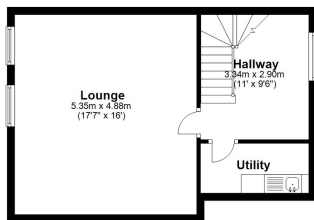
Occupying one the area's most desirable locations, within easy walking distance of the boutique shops, cafes and restaurant / bars in Lilliput, as well as the renowned Salterns Marina, with access to Poole Harbour at Evening Hill less than a mile away. The property falls within the local Lilliput Infant School catchment and London is easily accessed by train from Parkstone Station at Ashley Cross providing a direct line into London Waterloo in approx. 2 hours.





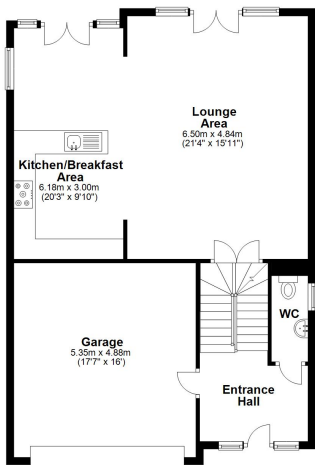
Basement

Approx. 40.4 sq. metres (434.9 sq. feet)



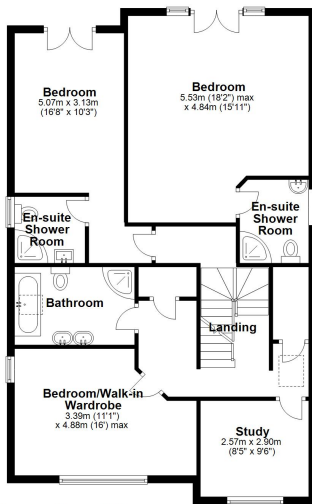
Ground Floor

Main area: approx. 64.8 sq. metres (697.5 sq. feet)



First Floor

Approx. 88.5 sq. metres (950.6 sq. feet)



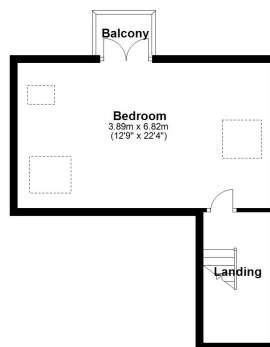
Main area: Approx. 236.9 sq. metres (2549.7 sq. feet)

Plus garages: approx. 26.1 sq. metres (280.8 sq. feet)

Plus balconies: approx. 1.8 sq. metres (19.3 sq. feet)

Second Floor

Main area: approx. 33.1 sq. metres (356.8 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)

Plan produced using PlanIt.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999