

FOR SALE

7 Skylark, Dorset Lake Avenue,  
Lilliput, Poole, Dorset BH14 8JD



PHILIPPA SOLE



£1,775,000

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\*Stamp Duty Paid \*Terms and conditions apply to the SDLT incentive' due to the mortgage incentive levels permitted

Three-storey architect-designed home

Terrace/balcony

Stunning views over Poole Harbour

Prime waterside location

Garage & Parking

Private garden

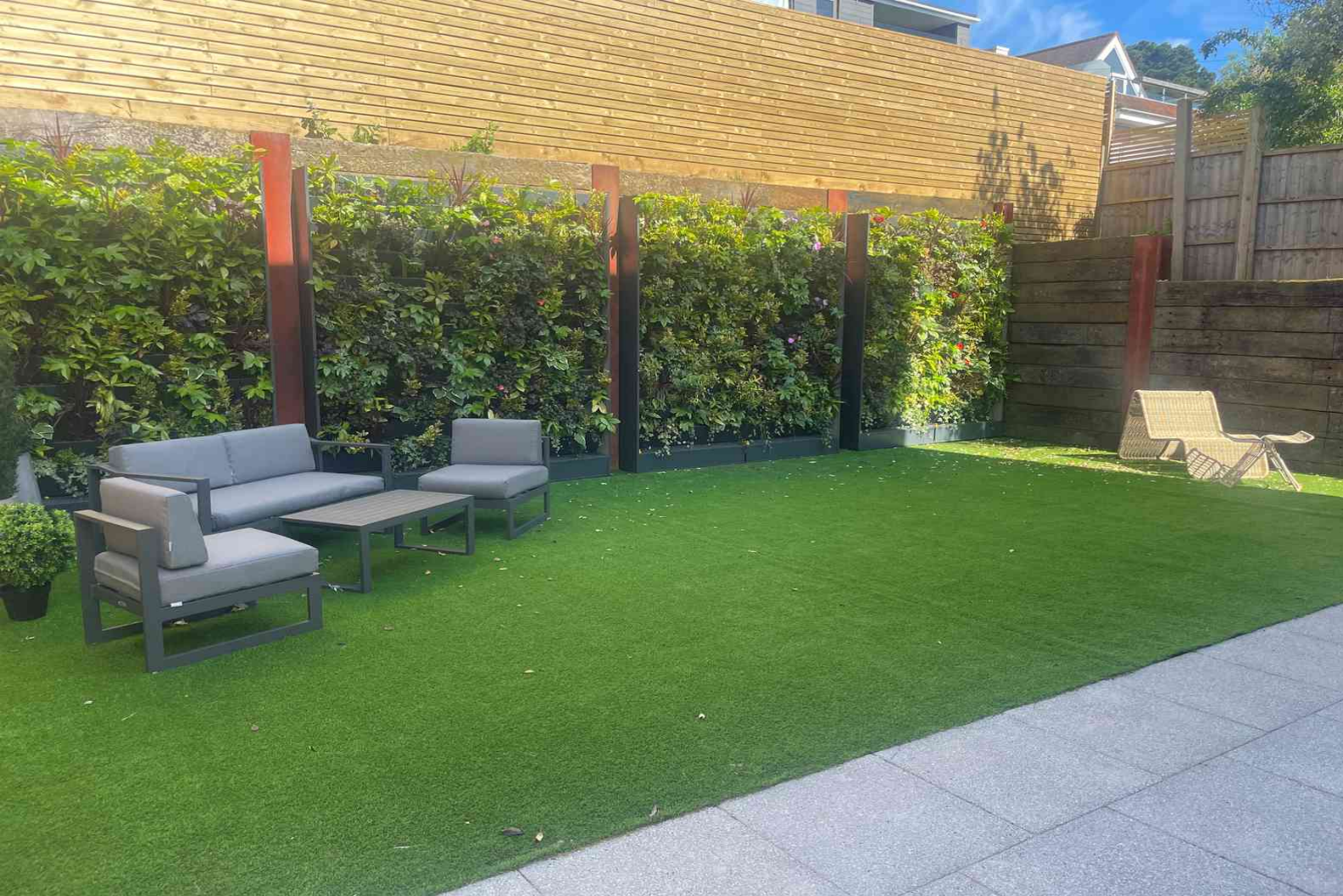
Access to private slipway into Poole Harbour  
Freehold

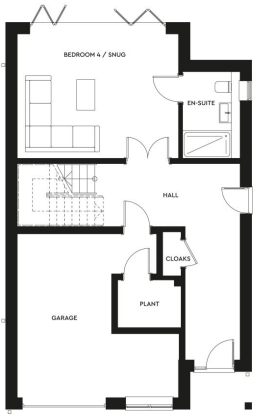
## About this property

Skylark, Calypso & Skyliner embody luxury, capture light, epitomise comfort, and create magical moments. Every feature, be it the expansive windows, the flow of the open-plan living spaces, or the super high-spec fixtures, comes together to create the incredible home you deserve, not just impressive and inspirational, but welcoming and comfortable designed to make the most of the stunning south-westerly aspect and views. The impressive open-plan kitchen/living/dining areas boast individually designed kitchens with Miele appliances, white matt kitchens with soft-close doors and drawers complemented by White marble quartz countertops which cleverly divide the kitchen from the living/dining areas. Floor to ceiling windows with Juliet balconies flood the room with light and capture the breath-taking sunsets. On the top floor is utility room and separate living room. All three houses offer a ground floor bedroom/living room with its own ensuite offering direct access onto the private garden. The principal bedroom is located on the first floor with bespoke fitted wardrobes and a luxurious ensuite bathrooms. The guest bedrooms two and three are also on the first floor and share the family bathroom. The rear gardens have been designed for easy maintenance with artificial grass. Here living well is effortless, whether you're entertaining, working, enjoying family time, or just relaxing. With Fortitudo's creative vision and meticulous attention to detail and to unlock the highest potential of every site they develop - and Dorset Lake Avenue is no exception.

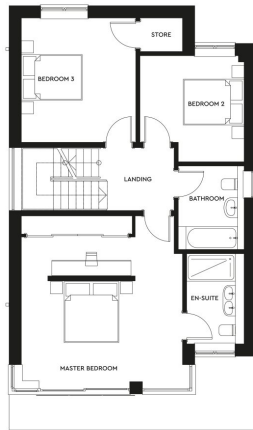
## Location

Lilliput itself, which is where the homes are situated, offers a relaxed 'coastal village' vibe, with a handful of high-end eateries and shops, and of course Saltern's Marina, an important part of Sandbanks and Poole Harbour history for more than 200 years. Here you will find a yacht brokerage, bespoke boat services, and exclusive private berthing, offering outstanding access to the harbour and some of the most beautiful coastlines in the UK. These new homes occupy a rare plot within this most desired location. Skylark, Calypso & Skyliner face out onto Dorset Lake Avenue, orientated towards the blue waters of Poole Harbour, just a stone's throw beyond. As well as the vibrant community and strong sailing heritage, Lilliput is most notable for its incredible location overlooking the stunning Sandbanks peninsula and the sweeping curve of the harbour, all of which opens before you as you descend Evening Hill, a famed beauty spot on your doorstep.

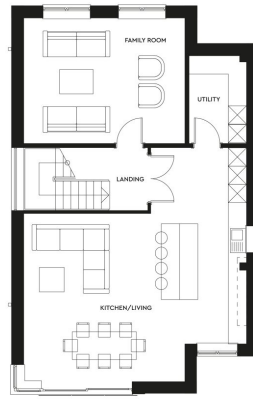




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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>		
(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			
		85	91
England, Scotland & Wales		EU Directive 2002/91/EC	

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