

FOR SALE

68 Blake Hill Crescent, Lilliput,
Poole, Dorset BH14 8QS



PHILIPPA SOLE



£1,850,000

4 bedrooms, 3 ensembles

Elevated position with far reaching views

Circa. 264 sq.m / 2850 sq.ft

2 spacious terraces & two balconies

Quiet residential road in Lilliput
Freehold

[Click here for virtual tour](#)

About this property

Having been comprehensively rebuilt to such a degree that it is almost entirely a brand new home, the house is designed to an impeccably high specification throughout and simply must be seen to be appreciated. The debate on leaving the house will likely be what is the biggest of the wow factors as there are several contenders! The views, which are truly breathtaking, or indeed the space and finish of the interior. The house is also incredibly bright due its south west facing aspect and elevated position. To further complement such an appealing house is the very substantial rear garden which is beautifully presented and possesses several separate areas including a large lawn area and a good sized patio - perfectly positioned to enjoy the sun and views.

The ground floor accommodation consists of a sumptuous family room featuring a well-appointed and high specification kitchen. This provides substantial areas for living and dining complete with sliding doors leading out onto an impressive decking area zoned into entertaining, dining and relaxing areas. There is also a separate study/office, a utility room and a WC. First floor accommodation includes three spacious double bedrooms, two of which have en-suites, and a sun deck. There is also a family bathroom on this floor. The second floor is sure to impress with a grand bedroom suite complete with a generously sized dressing room, a study and a palatial en-suite. There is also a private balcony with magnificent far-reaching views above the garden across to Poole Harbour and the Purbecks beyond.

The property has an integral garage and a spacious driveway offering plenty of space for several vehicles.

Location

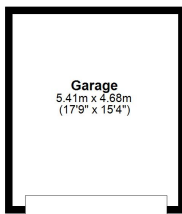
The property is located in sought after Lilliput, just 300m from the entrance to Elgin Woods with its locally revered Viewpoint. Less than 1km away is stunning Evening Hill and the renowned Parkstone Golf Course. A few hundred meters away is the row of shops at Lilliput including a Tesco, Co-Op, petrol station, hairdressers, bike & surf shops, the award-winning Mark Bennetts patisserie and delicious Koi Thai restaurant. Close by is Salterns Marina offering superb boating facilities, Parkstone Bay Yacht Club and the Blue Flag beaches of Sandbanks. At the end of Sandbanks Peninsula is the chain ferry giving vehicle and pedestrian access to the many miles of National Trust coastline of the Isle of Purbeck. London Waterloo can be reached in approx. 2 hours via train from Parkstone Train Station. Bournemouth International Airport offers both domestic and international flights to a variety of destinations.





Garage

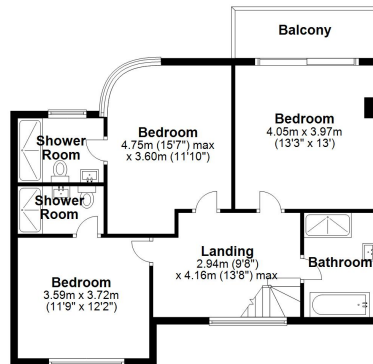
Approx. 25.3 sq. metres (272.7 sq. feet)



First Floor

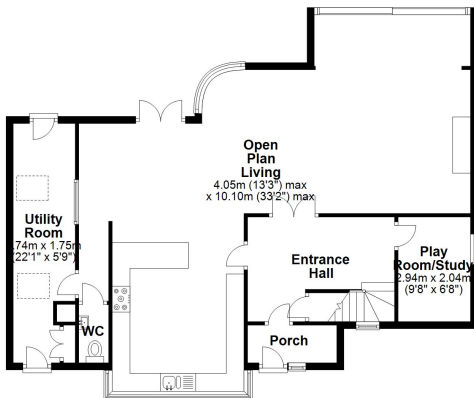
Main area: approx. 73.0 sq. metres (786.0 sq. feet)

(Plus balconies, approx. 5.4 sq. metres (57.7 sq. feet))



Ground Floor

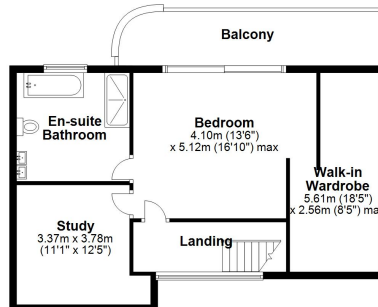
Approx. 104.0 sq. metres (1119.7 sq. feet)



Second Floor

Main area: approx. 61.9 sq. metres (666.0 sq. feet)

(Plus balconies, approx. 11.9 sq. metres (128.0 sq. feet))



Main area: Approx. 264.3 sq. metres (2844.4 sq. feet)

(Plus balconies, approx. 17.3 sq. metres (185.7 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 556006)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		72	79
EU Directive 2002/91/EC			

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