

Calypso  
Dorset Lake Avenue, Lilliput BH14 8JL  
£1,850,000

**MAYS**  
ESTATE AGENTS





## Property Summary

With far reaching water views across Poole Harbour towards Brownsea Island, this newly constructed four-bedroom detached property encapsulates the very essence of Harbourside life. The property has an incredible level of finish throughout along with a superbly considered design and arrangement of accommodation. From evening drinks whilst watching the infamous Poole Harbour sunset, to the enjoyment of a home that offers a quality rarely seen, this stunning home presents an enviable lifestyle environment in a quiet and highly sought after location.



## Key Features

- Stunning views of Poole Harbour and Brownsea Island
- Striking architectural and eco-considerate design
- Four generous double bedrooms
- Two contemporary ensembles and a family bathroom
- Impressive open kitchen, dining and lifestyle room
- Secondary reception room and utility
- Off-street parking and secure garaging
- Garden and balcony
- First class level of detailing and finish
- Options from 2,454 sq/ft - 2,691 sq/ft
- Brand New Development of 3 x Contemporary Detached Homes
- Images used are of the Show Home



## About the Property

All too often the property industry will advertise that a property 'must be seen to be appreciated' or that 'internal inspection is highly recommended'. These statements aren't a turn of phrase that we prefer to use, but every now and again we do have to make an exception. Without doubt, this home has to be appreciated from within to appreciate not only the Harbour views, but also the considered design, flow of accommodation and feeling of light and space.

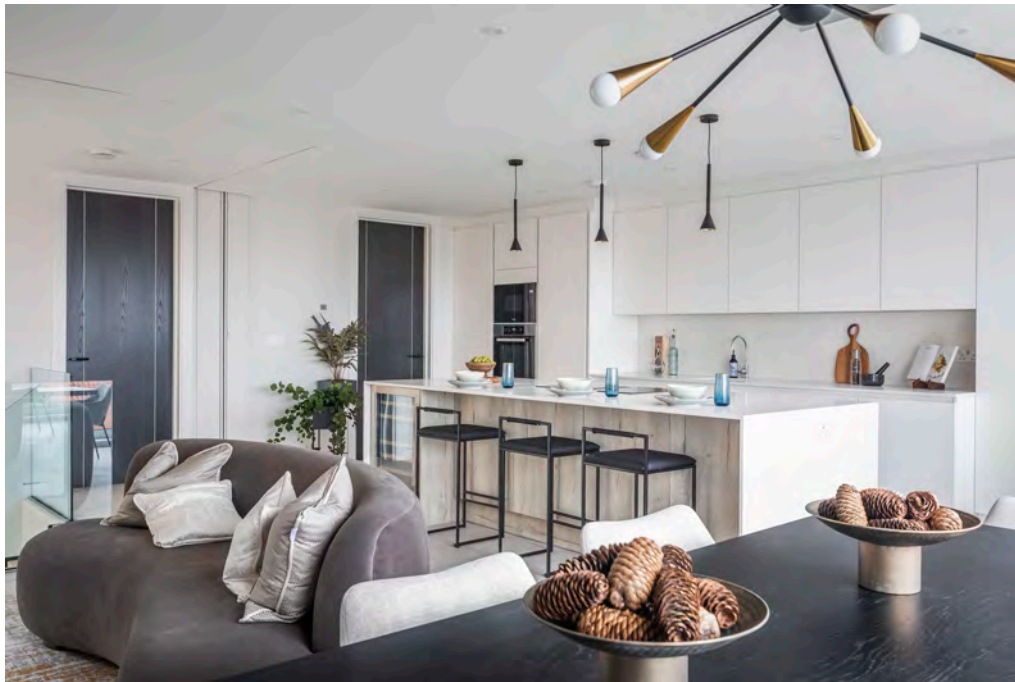
As soon as you step inside it becomes apparent that no expense has been spared in creating an outstanding property. From concealed ambient lighting and floor to ceiling doors more akin to luxurious Park Lane hotel suites, to the day-to-day conveniences of intelligent heating and an eco-considerate design, the property exudes quality on every level.

Not only does this property present superbly on an initial visit, it also easily passes the test of a more scrutinous second inspection. The reason for this is not just the first-class quality of the workmanship or standard of fixtures and fittings, it's quite simply that the layout of the accommodation has a natural flow that's highly conducive to everyday life. Examples of this are the flexible arrangement of rooms which allow visiting guests to enjoy privacy and occupy their on their own floor of the property, and the principal reception room being perfectly situated to allow for either grand scale entertaining or personal relaxation in an environment that provides a waterscape backdrop of Poole Harbour.

Day-to-day considerations such as secure garaging, a plant room and secondary reception room/media room complete the picture, as does the perfectly sized rear garden which is ideal for owners as both a permanent residence or a second a home.

In summary, we return to the overused phrase of 'Internal Inspection Advised' as there really is no way to appreciate the very essence of this home from a street view, a floorplan or even the professional photographs. Quite simply, it has to be seen to be believed and we would be delighted to show you this home so you can appreciate why it's a firm favourite of ours.

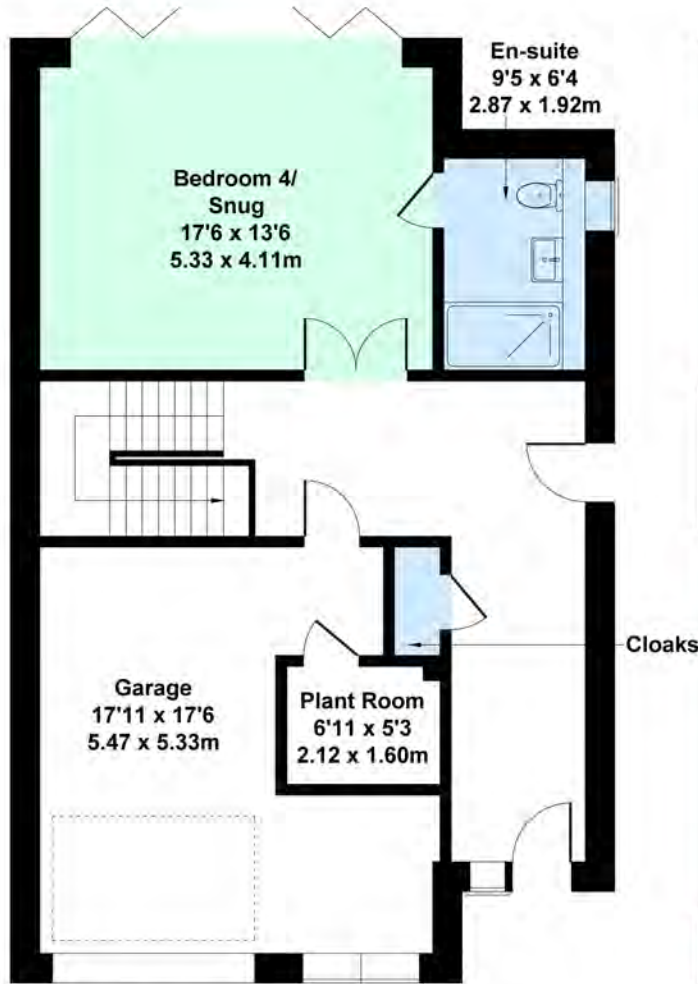
Tenure: Freehold



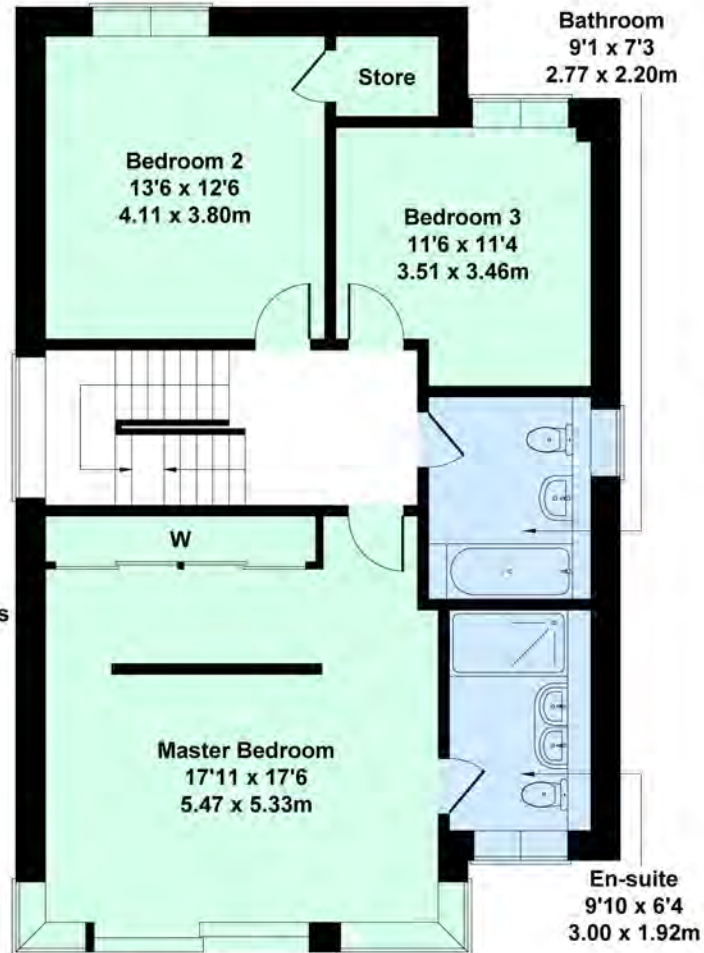


# Skylark, 5 Dorset Lake Avenue

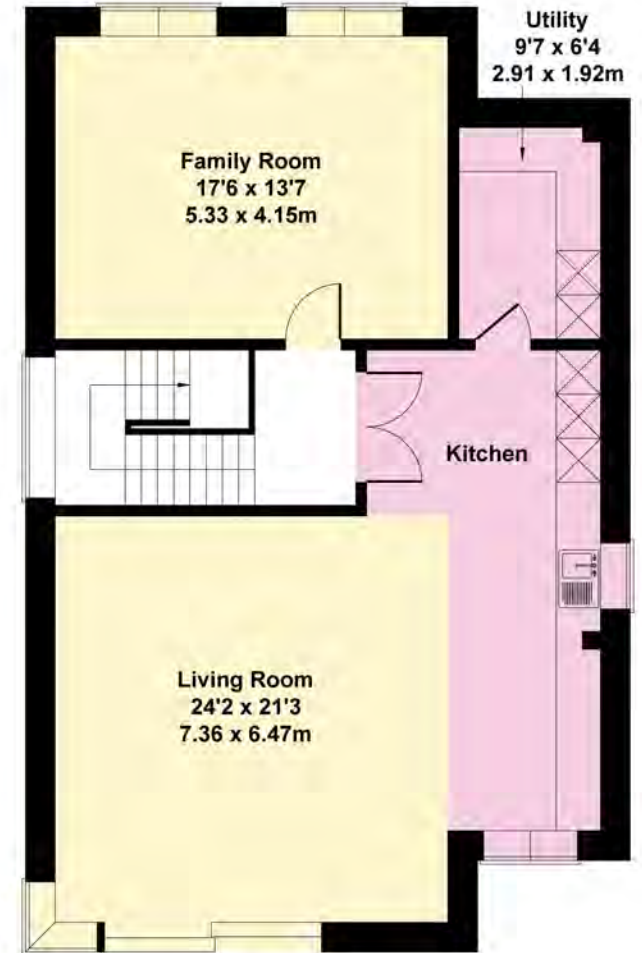
Approximate Gross Internal Area  
2594 sq ft - 241 sq m



GROUND FLOOR

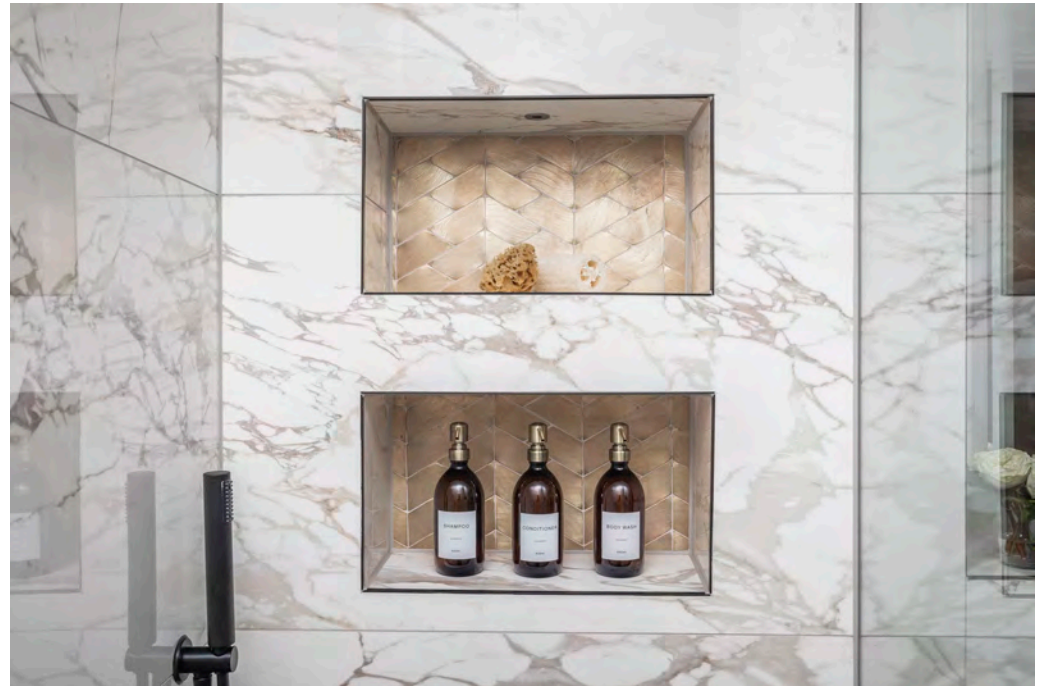


FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.









## About the Location

Sandbanks and the surrounding area are famed as one of the most sought-after and exclusive places in the world – for good reason. This much-admired location boasts every possibly advantage, from its striking natural features to its offer of fine dining and leisure pursuits. The superior lifestyle on offer is second to none.

Lilliput itself 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.

This stunning new home occupies a rare plot within this most desired location, facing 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.

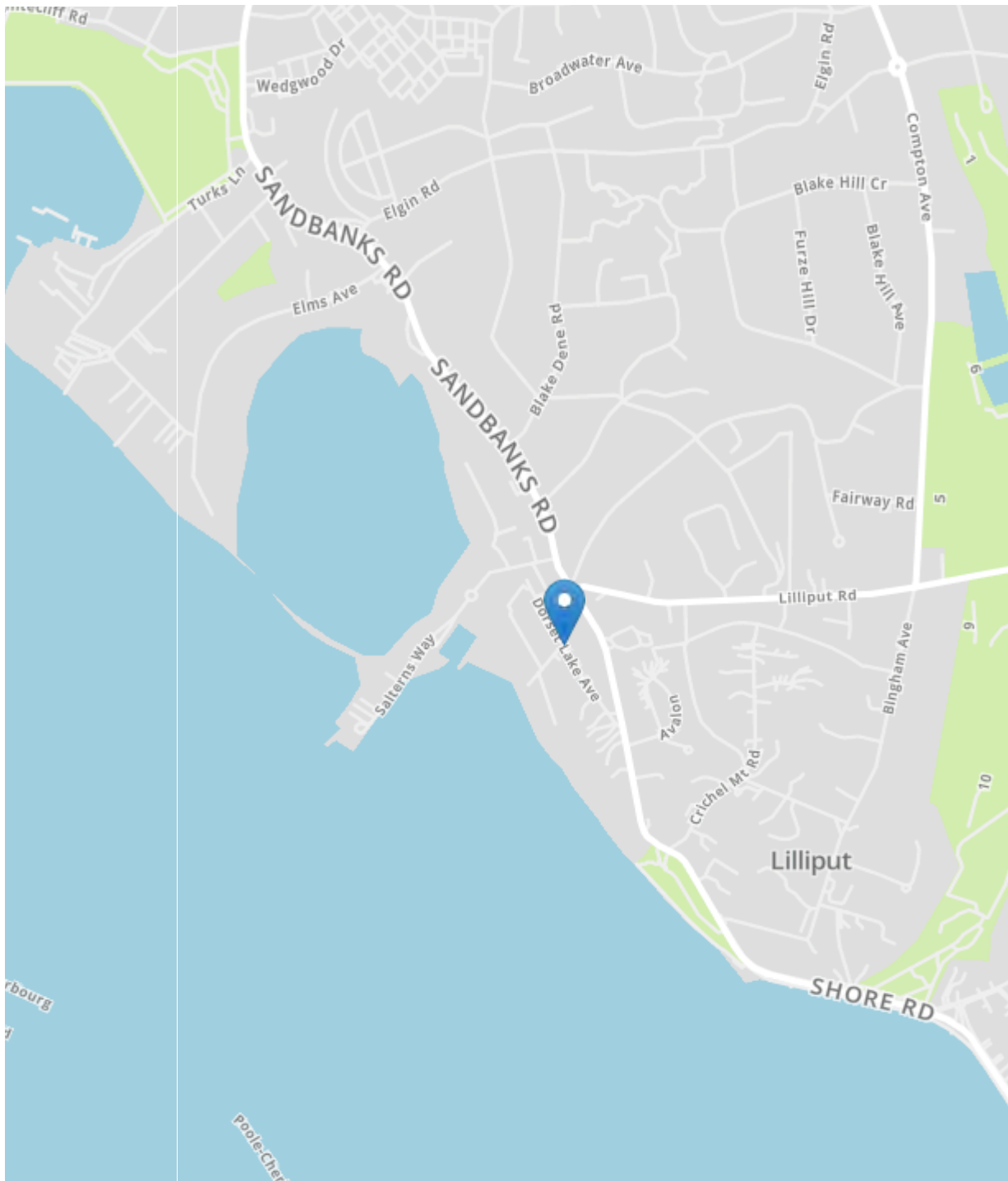


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



#### **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.

#### **Mays Estate Agents - Sales and Head Office**

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

# MAYS

ESTATE AGENTS