

Blake Hill Crescent, Lilliput BH14 8QP

Guide Price £850,000 Freehold

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Property Summary

A deceptively spacious three/four-bedroom detached home set on a beautiful garden plot moments from Parkstone Golf Club, the open water of Poole Harbour and sought after schools. The accommodation is arranged over two floors and the layout of the property offers an incredibly flexible arrangement of rooms which could prove ideal for family buyers, early downsizers or purchasers wanting the ability to have separate ground floor bedroom suite. This lovely home is situated on a quiet, well-regarded road and the location is ideal for access to sandy beaches, golf or yacht clubs and the nearby shopping and recreational facilities of Ashley Cross and Canford Cliffs Village. There is also strong potential for extension (STPP) as the property occupies a generous, wide plot.



Key Features

- Entrance hallway with stairs to first floor
- Living room opening to sun lounge and dining room
- Fitted kitchen/breakfast room with views of the golf course
- Two first floor double bedrooms and a shower
- Large ground floor bedroom with spacious shower room
- Garden room/bedroom four
- Conservatory opening to the rear garden
- Off-street parking for numerous vehicles
- Detached garage
- Private mature gardens to both the front and the rear



About the Property

One of the many features we really like about this property is the incredibly flexible arrangement of accommodation. As you can see from the floorplan, the property boasts a layout that could be ideal for a plethora of buyers with differing requirements. For buyers wishing to downsize into a 'future proof' home, the large first floor bedrooms and shower room offer an 'upstairs to bed' option, whilst the ground floor bedroom and large shower room provides the opportunity for downstairs single level living if required in the future. Similarly, for family buyers with teenage children, the arrangement of the bedrooms offers a superb degree of separation, and this is equally the case for purchasers who may have guests visiting for extended stays.

As you'll see from the photographs the living accommodation is a really good size, but what we particularly like about it (again) is the flexible arrangement of the space. Everything makes sense on a 'day-to-day' basis with a semi-open plan dining room being situated next to the kitchen/breakfast room, and a large living room opening to a mezzanine sun lounge. A further separate reception room opens to a beautiful conservatory, and the overall amount of living accommodation truly allows you to live as you wish.



The garden plot is wonderfully mature, and the sun travels around the garden throughout the day to provide various areas of both sun and shade. The established planting provides a high degree of privacy, and the overall width and length of the plot offers tremendous potential for extension (STPP) if further space was required.

But it's not just the house we like – it's also the location. The property is perfectly situated to embrace everything that makes life so special in our neck of the woods such as sandy beaches, golf courses and the open water of Poole Harbour. Shopping, leisure and recreation are catered for in Canford Cliffs Village and Ashley Cross, and Parkstone mainline station has a direct line to London Waterloo.

Tenure: Freehold

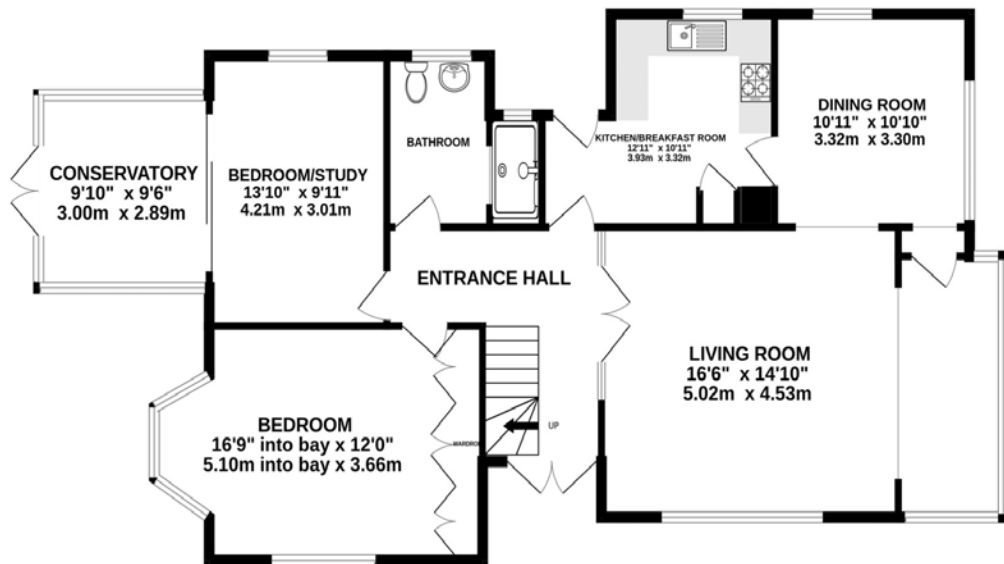
Council Tax Band: F

Local Authority: BCP Council

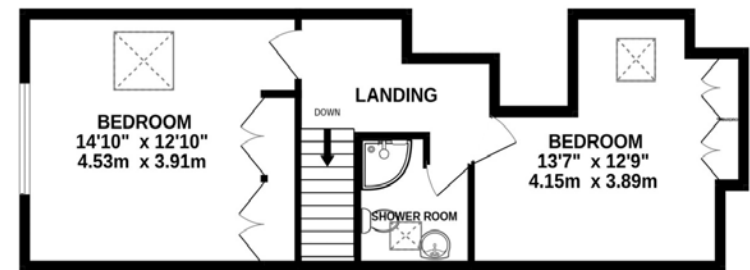




GROUND FLOOR
1164 sq.ft. (108.2 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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About the Location

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.

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, miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Lilliput offers good communication to the town centres of Poole and Bournemouth. Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London.

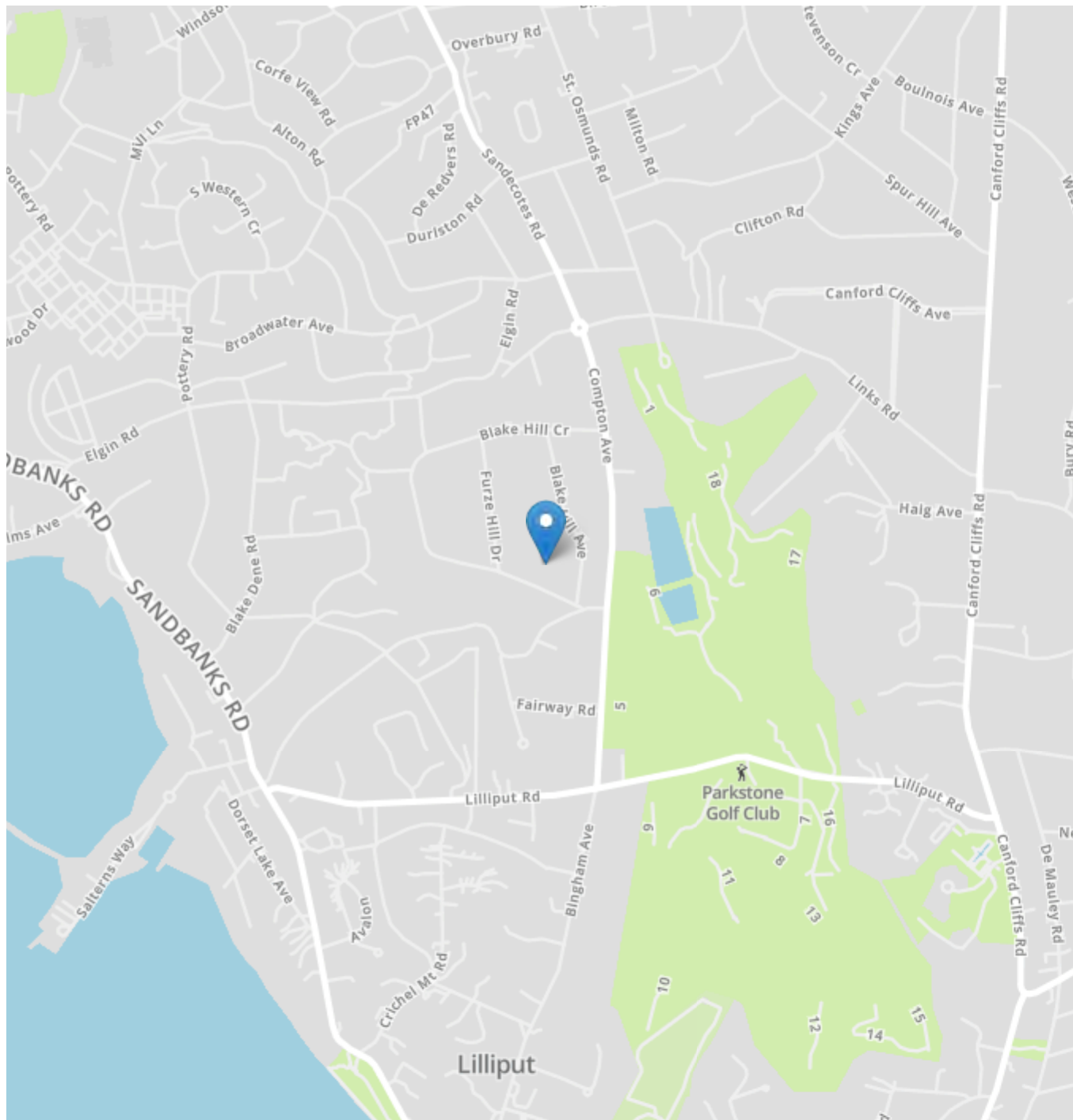


About Mays

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 30 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 so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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