

FOR SALE

277 Sandbanks Road, Lilliput,
Poole, Dorset BH14 8EY



PHILIPPA SOLE



Guide Price £1,150,000

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Lovely harbour views from two floors

Contemporary 4 double bedroom family home

Open plan family kitchen / dining room plus separate 20ft sitting room

Summer house / gym / office

Luxury principal bedroom suite

Low maintenance garden & garage with a Pod Point electric car charger

Total area 2,470 sq.ft / 230 sq.m

No forward chain

Council Tax Band F - £3102.30

Freehold

[Click here for virtual tour](#)

About this property

This modern and well-designed spacious family home offers versatile accommodation across three floors, featuring a stunning bedroom suite on the top floor with a Juliet balcony from which to watch the stunning sunsets. A summer house / garden office offers a practical solution for someone looking for a lifestyle mix of working from home and enjoying life by the beach.

Upon entering, you immediately sense the spaciousness due to the large entrance hall and double doors leading into the bright and airy kitchen / dining room. This impressive room boasts floor-to-ceiling bifold doors opening onto the garden. The contemporary kitchen includes a range of integrated appliances, a social central island with stone countertops, solar electric thermal blinds, and underfloor heating. Additionally, there is a pantry and a walk-in utility area housing a new hot water tank and water softener. There is an separate expansive sitting / living room that spans the entire width of the house.

The principal bedroom occupies the entire second (top) floor and features a large dressing room and luxurious en-suite. From the bedroom, a private balcony enjoys wonderful views of the harbour offering a peaceful setting to watch the last of the evening sun and beautiful sunsets. The first floor includes a generous kingsize bedroom suite, which also benefits from harbour views, and a new ensuite shower room. There are two further generous double bedrooms on this floor that are serviced by a lovely family bathroom that features an attractive footed bath. All bedrooms benefit from quality fitted wardrobes.

Outside, the garden is designed for easy maintenance with a large patio and synthetic lawn, leading to a large summer house, ideal for use as an office or gym. The driveway provides parking for several cars and a boat, and leads to a detached garage. The property is offered with no forward chain.

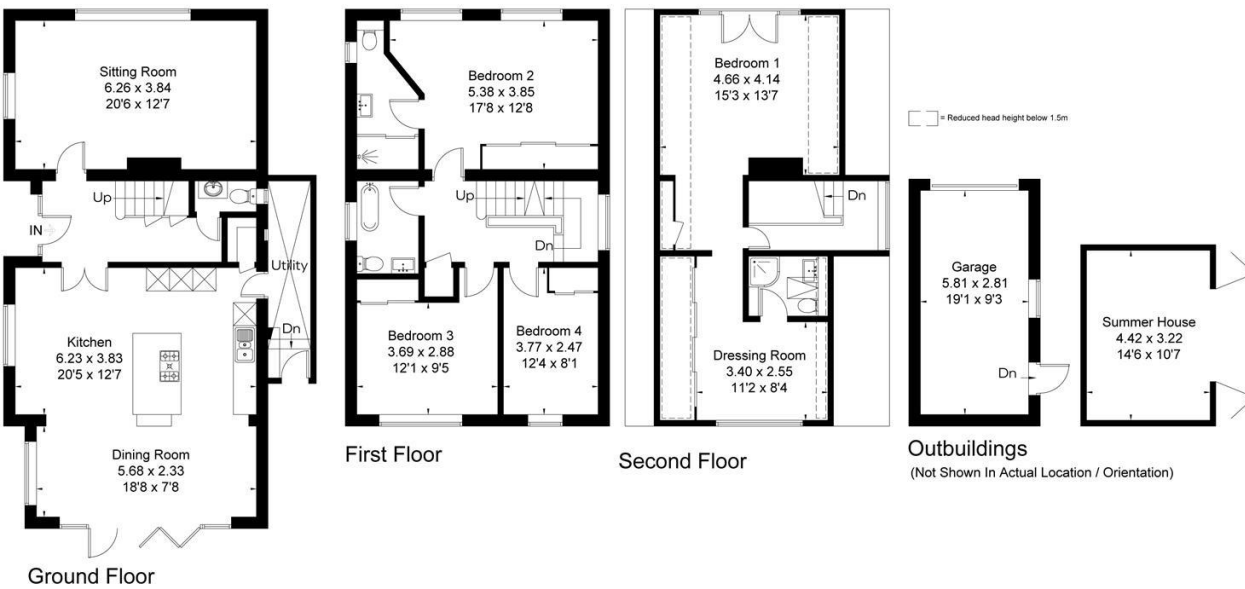
Location

Located in an enviable position opposite the Blue Lagoon, within strolling distance of the restaurants, coffee shops and grocery stores at Lilliput Village. The beaches at Sandbanks are just over 1.5 miles away. The property falls within both Lilliput and Baden Powell school catchments making it an ideal family home. Nearby, Poole Harbour offers superb watersports facilities with five yacht clubs / marinas, and also daily sailing services to the Channel Islands and France. The chain link ferry on Sandbanks Peninsula provides vehicular and pedestrian access to the Isle of Purbeck and many miles of National Trust heritage coastline. Two local train stations offer direct lines to London Waterloo in approximately two hours.





Approximate Area = 199.3 sq m / 2145 sq ft
 Including Limited Use Area (14.0 sq m / 150 sq ft)
 Outbuildings = 30.3 sq m / 326 sq ft
 Total = 229.6 sq m / 2471 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 306274

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(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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