

Furze Hill Drive,
Lilliput BH14 8QL

Guide Price £1,200,000 Freehold





Property Summary

A substantial detached family home set on a superb plot in one of Lilliput's most sought-after roads. The property has been sympathetically extended by our clients and this has created a superb internal layout of rooms. To the rear the house enjoys a commanding positioning overlooking a generous and established rear garden. A superb opportunity to acquire a large family home in undoubtedly one of the areas premier roads.



Key Features

- Entrance hallway with enclosed porch
- Large living room with log burner
- Dining room opening to kitchen
- Kitchen breakfast room with utility
- Study opening to the Garden Room
- Garden room with kitchen area & pizza oven
- Principal bedroom with en-suite
- Guest bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Large rear garden with two large deck areas
- Two outside chalet areas, one with a hydro pool
- Solar heating
- Carriage driveway and garage
- Potential for attic conversion (STPP)



About the Property

On entering the property there is a welcoming hallway with a cloakroom and a courtesy door to the integral garage. The spacious living room allows for a flexible arrangement of furniture and there is a feature log burner that provides a focal point to the lounge area. The living room leads through to the dining room which is flooded with light from a ceiling lantern and windows overlooking the rear garden. There is open access from the dining room to the kitchen which is fitted with a comprehensive range of units and a wood fired AGA oven.

Accessed from the kitchen there is an inner hallway that leads to a utility room and study. As can be seen from the floor plan, the accommodation to this side of the house has great potential for use as an annexe as there is a secondary inner hallway to the front the house that could be opened to allow for access to these rooms.

The garden room is an ideal entertaining space and our clients have introduced a large authentic pizza oven, measuring approximately 6' deep.

To the first floor there are four bedrooms and both the principal bedroom and guest bedroom have en-suites. The remaining bedrooms are serviced by a family bathroom and a loft hatch opens to a cavernous roof void.

To the front of the property a carriage driveway provides off street parking for numerous vehicles and leads to the integral garage, with electric door. Gated side access leads to the rear garden and it should be noted that the property has an extremely wide plot. There is a decked area, which is conveniently accessed from the kitchen and garden room, making this an ideal alfresco dining area.

The rear garden is mainly laid to lawn and has been landscaped with a central pathway and mature surrounding tree and shrub borders. To the rear of the garden there are two outbuildings. One is suitable for use as a home office/chalet whilst the other houses a hydro pool. There is a decking area to the front of the outbuildings which is an ideal lounging area.

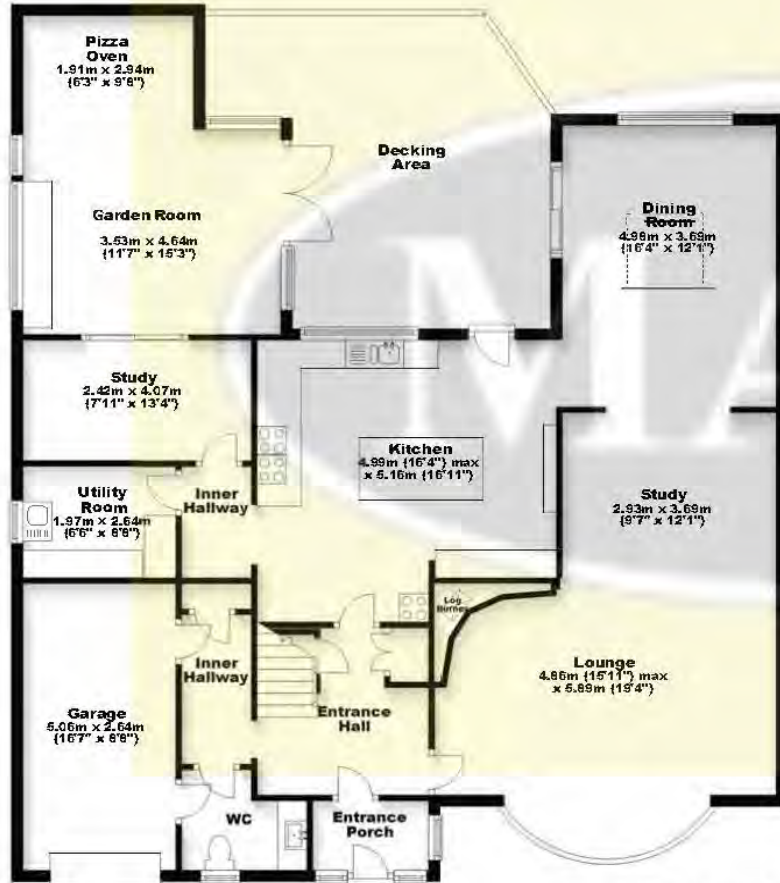
Tenure: Freehold

Council Tax Band: F



Ground Floor

Approx. 152.7 sq. metres (1643.5 sq. feet)



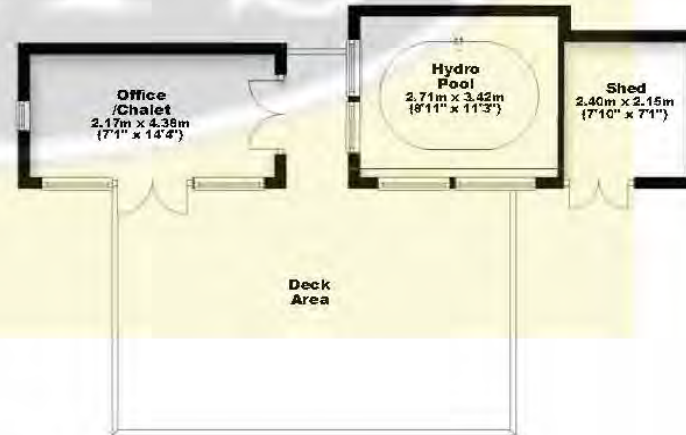
First Floor

Approx. 91.3 sq. metres (983.3 sq. feet)



Outbuildings

Approx. 24.2 sq. metres (260.1 sq. feet)



Total area: approx. 268.2 sq. metres (2886.8 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 986996)

Plan produced using PlanIt.



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. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

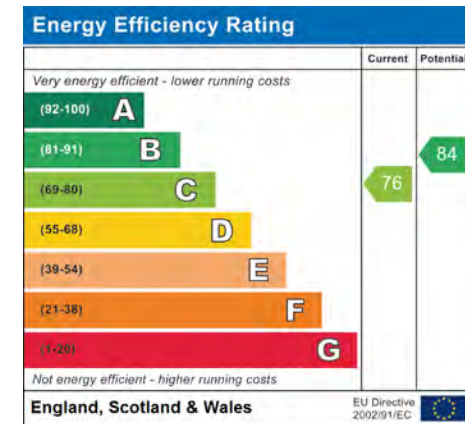
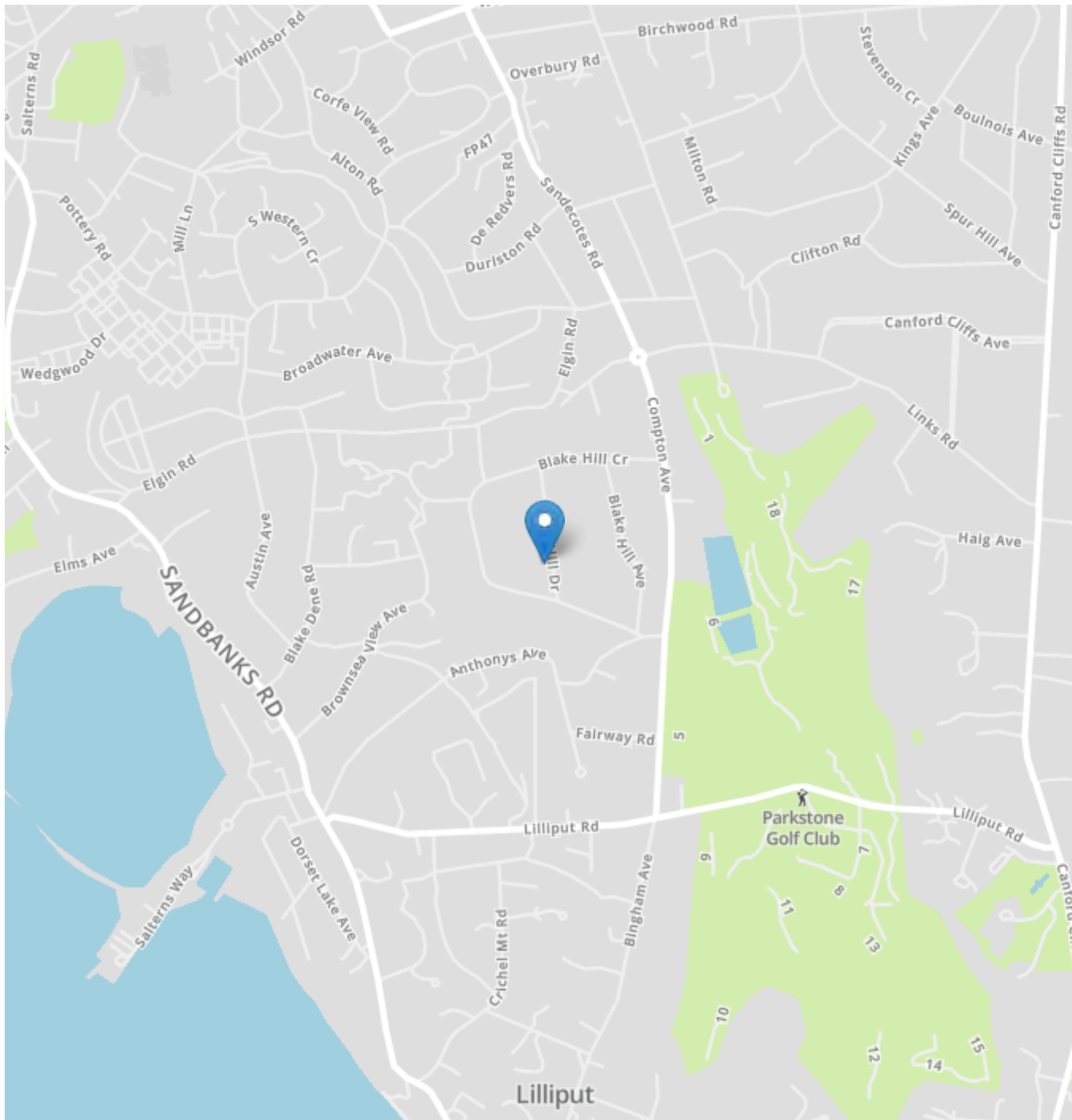


About Mays

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:

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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.

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