

Blake Hill Avenue, Lilliput BH14 8QA

£1,495,000 Freehold

**MAYS**  
ESTATE AGENTS





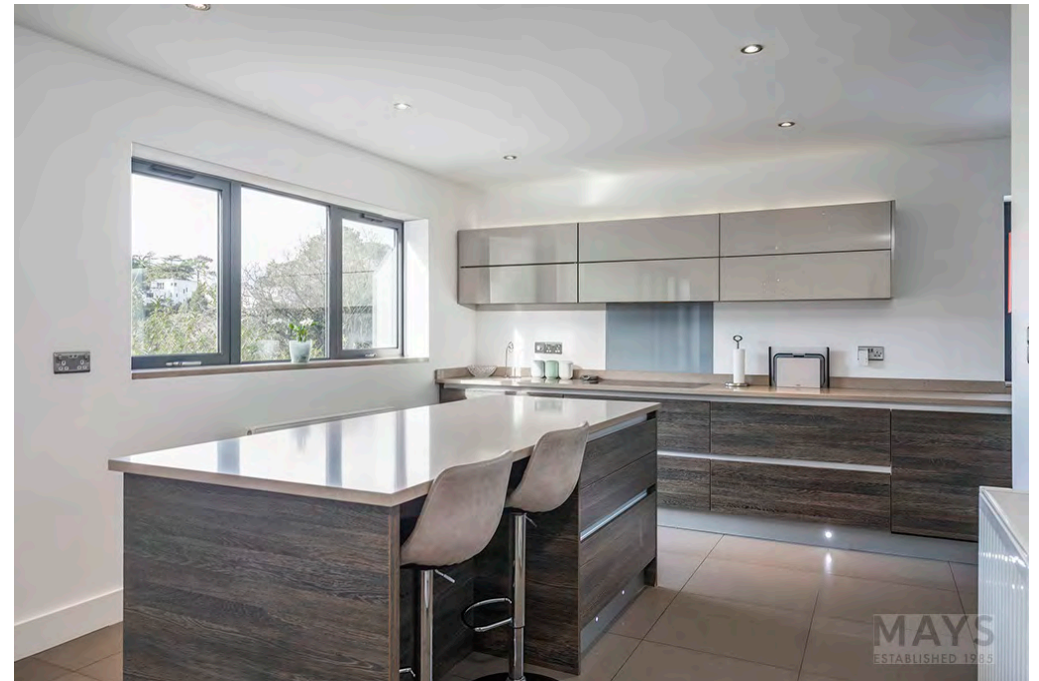
**MAYS**  
ESTABLISHED 1985

## Property Summary

An exceptional architecturally designed five-bedroom, four-bathroom detached residence, enjoying far-reaching views towards Parkstone Golf Course. Extending to approximately 3,206 sq ft and arranged over three storeys, this impressive home offers a contemporary and highly versatile layout, perfectly suited to modern family living. Privately positioned on one of Lilliput's most sought-after avenues, this outstanding property combines striking design with practical elegance.

## Key Features

- Contemporary five-bedroom detached residence
- Approximately 3,206 sq ft of accommodation
- Impressive entrance hall with feature staircase
- Open-plan kitchen/lifestyle space
- Expansive west-facing decked terrace
- Two generous reception rooms
- Separate media room
- Principal suite with dressing room and luxury en-suite
- Self-contained ground-floor annexe
- Integral garage and ample off-road parking





## About the Property

Upon arrival, the property immediately impresses with its striking architectural design and commanding presence. A block-paved driveway provides ample off-road parking and leads to the integral garage.

The welcoming entrance hall sets the tone for the home, featuring a statement staircase rising to all floors. The ground floor has been thoughtfully designed to offer a degree of privacy for guests or extended family, comprising a spacious bedroom suite alongside a separate open-plan living area. With bi-folding doors opening directly onto the landscaped rear terrace, this space is ideally suited as annexe-style accommodation, a home office or an income-generating opportunity.

The first floor forms the heart of the home, where an outstanding open-plan kitchen/lifestyle space benefits from bi-folding doors leading onto a generous west-facing decked terrace and the rear garden. The kitchen is beautifully appointed with a comprehensive range of integrated appliances and a central island, creating a natural focal point for both everyday living and entertaining.

To the front of the property, a selection of reception spaces enhance the home's versatility, including an elegant lounge enjoying elevated tree-top views, a second reception room currently utilised as a home office, and an adjoining media room - ideal for family relaxation or entertaining. A separate utility room and WC complete this level.

The second floor hosts a superb principal bedroom suite, featuring a private dressing room and a luxurious en-suite bathroom. This impressive room is flooded with natural light and enjoys far-reaching views towards Parkstone Golf Course. Three further generously proportioned double bedrooms, all with fitted wardrobes, are served by a stylish family bathroom.

Externally, the property continues to impress with a large decked terrace and beautifully landscaped rear garden, offering a high degree of privacy and an ideal setting for outdoor entertaining. The garden is well stocked with mature planting, providing an attractive outlook from the main living space. A high-quality detached garden room, complete with power and lighting, is positioned at the rear and offers excellent potential as a gym, studio or home office.

Tenure: Freehold    Council Tax Band: F (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage  
Broadband & Mobile Signal: Refer to Ofcom website

## About the Location

Lilliput is a highly desirable residential area situated between Poole Harbour and the prestigious Sandbanks peninsula. The neighbourhood enjoys a prime location close to the water, offering easy access to sailing facilities, marinas and scenic harbour walks. Lilliput village provides a convenient range of everyday amenities including cafés, restaurants, a bakery and local shops, creating a friendly community feel. The area is particularly popular with families thanks to its excellent local schools, including the well-regarded Lilliput First School. Housing in Lilliput is varied, ranging from character cottages and spacious family homes to contemporary luxury properties and stylish apartments. Many homes benefit from harbour glimpses or quiet tree-lined settings. Nearby Evening Hill viewpoint offers spectacular harbour views, while the beaches at Sandbanks are only a short drive or cycle away. With its strong community atmosphere and exceptional coastal location, Lilliput remains one of Poole's most sought-after places to live.



Mays are part of the Property Ombudsman Scheme TPO - DO3138

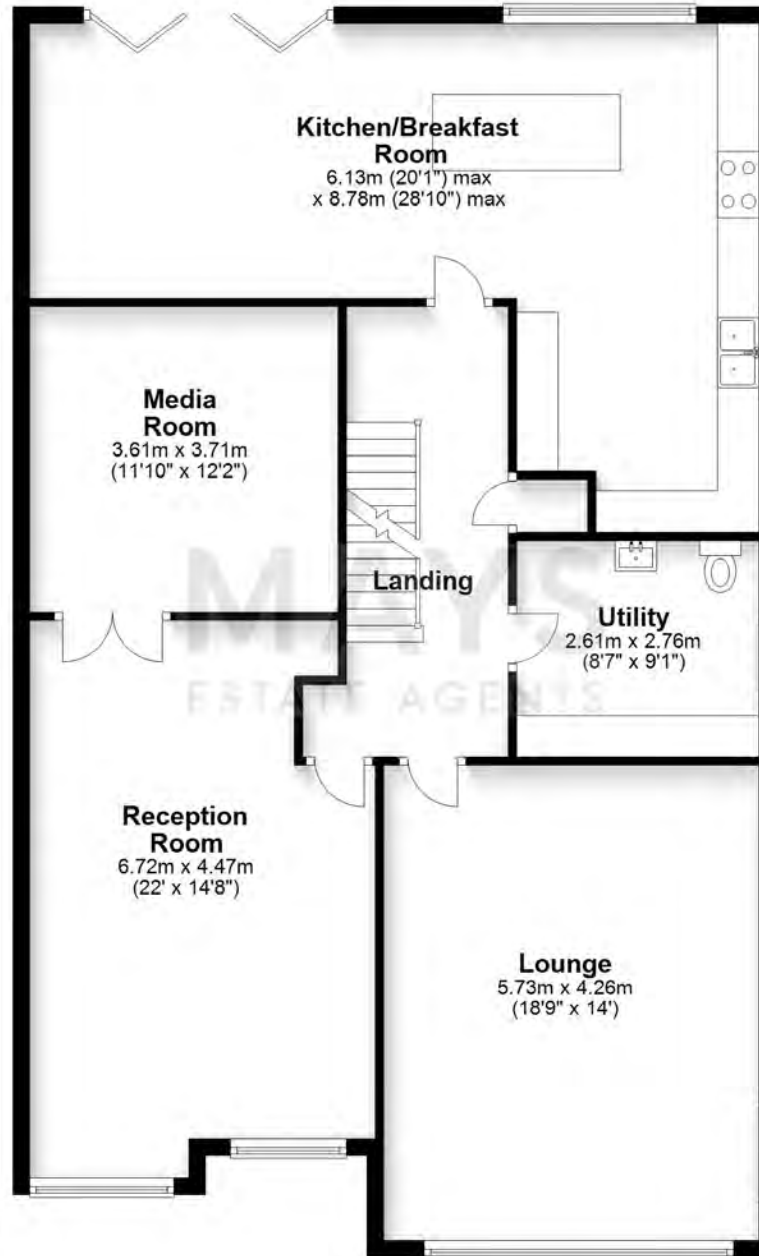
### Ground Floor

Approx. 78.0 sq. metres (839.2 sq. feet)



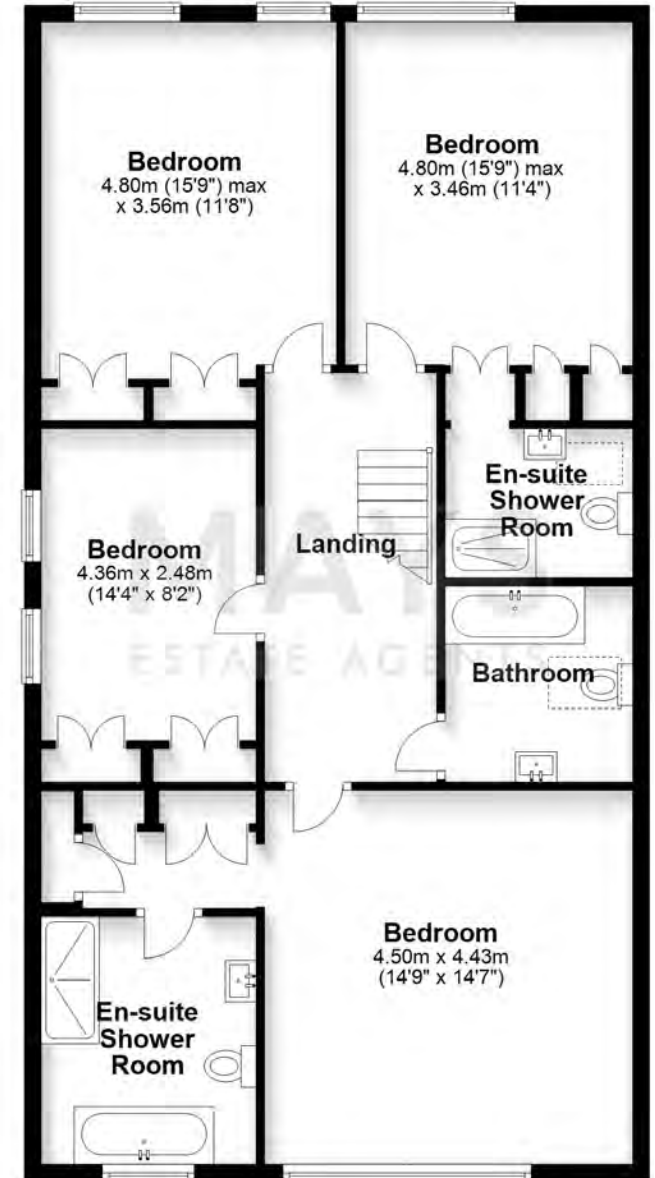
### First Floor

Approx. 122.3 sq. metres (1316.4 sq. feet)



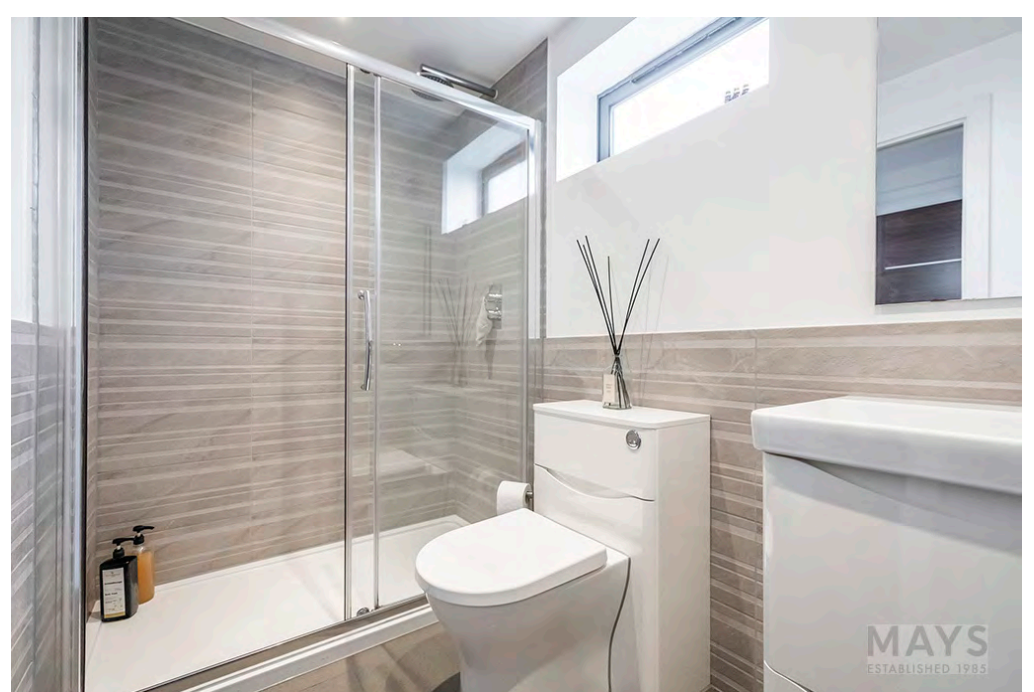
### Second Floor

Approx. 97.6 sq. metres (1050.9 sq. feet)



Total area: approx. 297.9 sq. metres (3206.4 sq. feet)







**IMPORTANT NOTICE**

Mays and their clients give notice that:

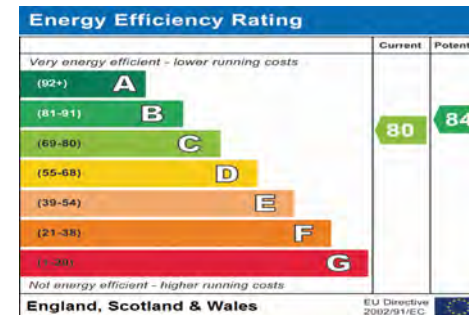
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, 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.

**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.



**Mays Estate Agents - Sales and Head Office 290**

Sandbanks Road, Poole, 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