

Hurst Hill, Lilliput BH14 8LF  
£950,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

An extended and versatile four/five bedroom detached family home with elevated Poole harbour views, set in a prime central Lilliput location.



## Key Features

- Extended four/five bedroom detached family home
- Elevated Poole Harbour views with private covered balcony terrace
- Generous westerly-facing plot with mature gardens and patio
- Spacious open-plan dining area with feature log burner
- Flexible ground floor layout with up to three double bedrooms
- Principal bedroom with en-suite and harbour views
- Bright first-floor sun lounge capturing sunset vistas
- Original parquet flooring and character features throughout
- Off-road parking, car port, utility room, and external store
- Prime central Lilliput location, close to schools, shops, and marinas



## About the Property

Set on a generous westerly-facing plot in the heart of sought-after Lilliput, this much-loved and extended four/five-bedroom detached home offers flexible accommodation, charming original features, and stunning elevated views across Poole Harbour. With clear added value potential, this is a rare opportunity to secure a substantial family home in one of the area's most desirable residential locations.

Upon approach, the property sits proudly on a wide and level garden plot, offering off-road parking, a carport, and access to a welcoming entrance porch. Mature planting and a westerly aspect provide a sense of privacy and tranquillity.

Inside, the spacious entrance hall is beautifully finished with original parquet flooring, leading to a generous open-plan dining room, complete with a log burner and large windows that flood the space with natural light. The extended ground floor layout includes a separate kitchen, breakfast room, utility room, and a useful store on the northern side of the property.

To the southern elevation, you'll find two/three well-proportioned double bedrooms, one of which benefits from a modern ensuite shower room, alongside a contemporary family bathroom - ideal for modern family living.

Upstairs, the home truly comes into its own. A bright and airy open-plan sun lounge offers elevated views across Poole Harbour, with direct access to a private covered balcony terrace - the perfect spot to enjoy sunsets over the water. The main bedroom is particularly impressive, boasting fitted furniture, harbour views, and a stylish private ensuite. The fifth bedroom is currently arranged as a study, ideal for home working or flexible family use.

Externally, the garden is both private and level, featuring a lawn, patio terrace, greenhouse, and mature borders. With side access, a carport, and scope for further enhancement (STPP), this property offers fantastic potential for discerning buyers.

Located just moments from local amenities, award-winning beaches, Salterns Marina and within catchment for Lilliput and Baden-Powell schools, this is a superb opportunity to purchase a substantial home in a prestigious and convenient location.

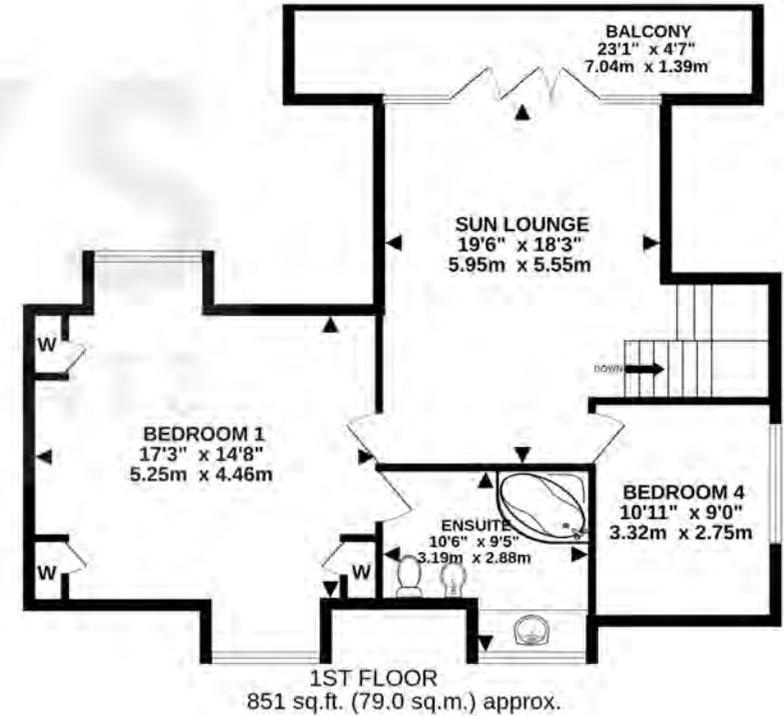
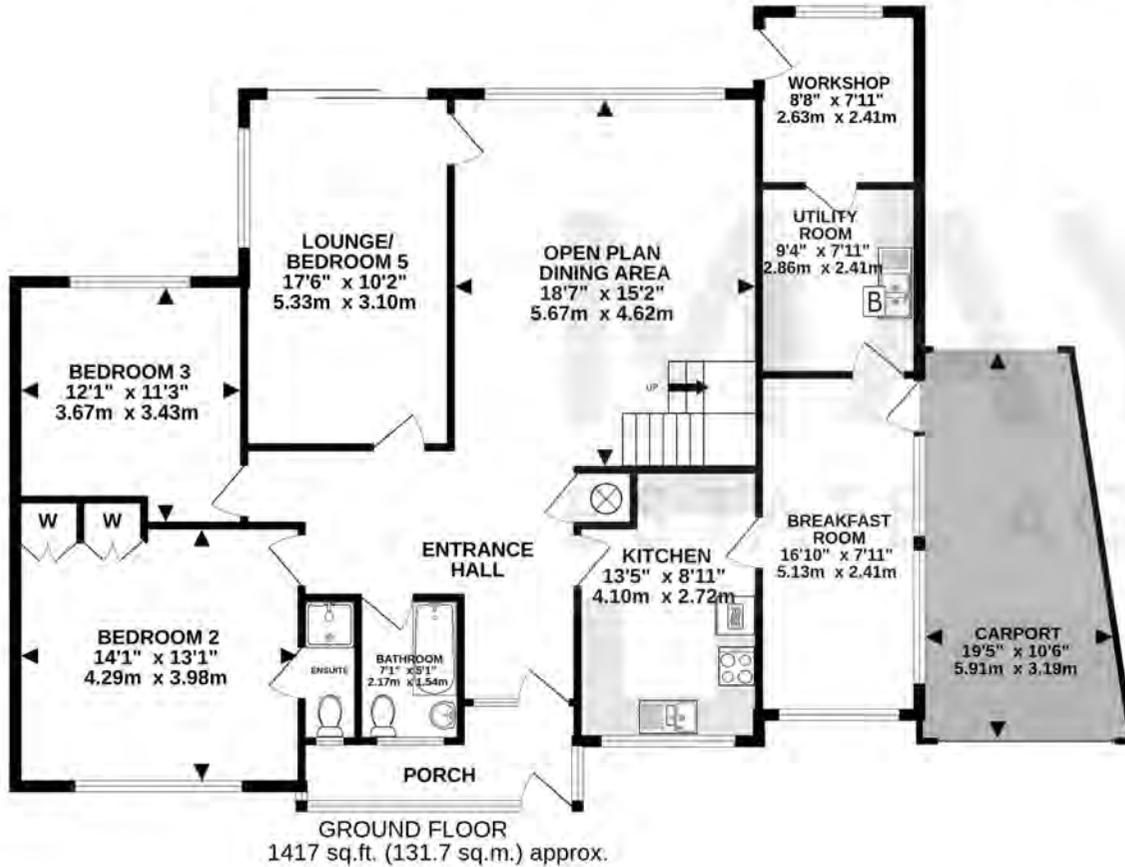
Tenure: Freehold

Council Tax Band: G



TOTAL FLOOR AREA : 2268 sq.ft. (210.7 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.  
 Made with Metropix ©2025





## 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, 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.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

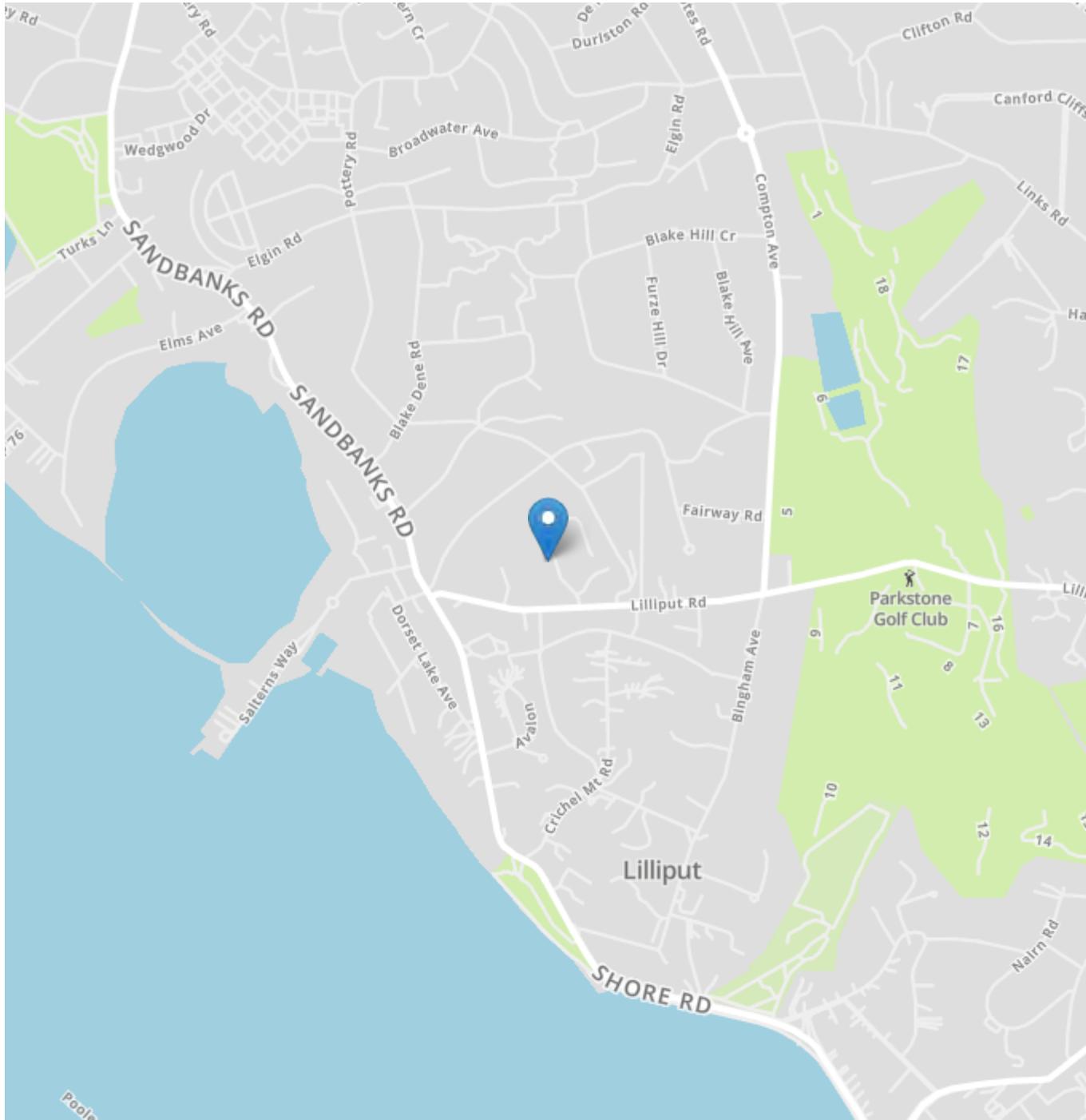


## About Mays

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 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**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, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

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

**MAYS**  
ESTATE AGENTS