

**\*\*INFORMAL TENDER - BEST OFFERS INVITED UNTIL 7TH OF AUGUST AT 12PM\*\***

Gardens Crescent, Lilliput BH14 8JE

Offers In Excess of £2,200,000

**MAYS**  
ESTATE AGENTS









## Property Summary

Set on a highly sought-after road, and with views extending over Poole Harbour, this substantial detached home enjoys a quiet location, flexible internal accommodation and an incredible principal bedroom suite that enjoys the most spectacular harbour sunsets.



## Key Features

- Impressive reception hallway
- Generous living room and kitchen/diner opening to balcony
- Principal bedroom suite occupying the entire top floor
- Three further double bedrooms
- Three bathrooms (two ensuite)
- Utility room and separate boot room
- Balcony with far reaching harbour views
- Double garage and off-street parking
- Arguably one of the areas premier addresses





## About the Property

On entering the property there is an impressive reception hallway from which stairs rise to the first floor and the main living accommodation. Continuing on the ground floor there is a sunroom that opens to the rear garden, a bedroom with a dressing area, a modern bathroom and a large utility/boot room which can be accessed independently from the outside. The layout of the ground floor offers great potential for separate accommodation from the main property which could be ideal for families with teenagers, dependant relatives or purchasers who wish to entertain friends and family for extended visits.

To the first floor the living accommodation is sensibly positioned to make the most of the water views which are best enjoyed from a balcony that can be accessed from both the living room and kitchen dining room. Both of these rooms are a good size, and a secondary utility room with further storage is sensibly positioned next to the kitchen. An independent cloakroom services the living accommodation and there are also two double bedrooms to this level, one being serviced by an ensuite bathroom.

To the top floor the principal bedroom suite is an absolute triumph, not only in size but also in the thoughtful way the accommodation has been arranged. Generous fitted wardrobes create a dressing area, and a large ensuite bath/shower room completes the picture.

To the front of the property the garden is retained with a brick wall and timber fencing and a driveway, that provides plentiful parking for numerous vehicles, leads to a double garage.

There is a patio conveniently situated to the rear of the property, a staircase to the south-facing balcony terrace and a low maintenance lawn area.

Tenure: Freehold

Council Tax Band: G



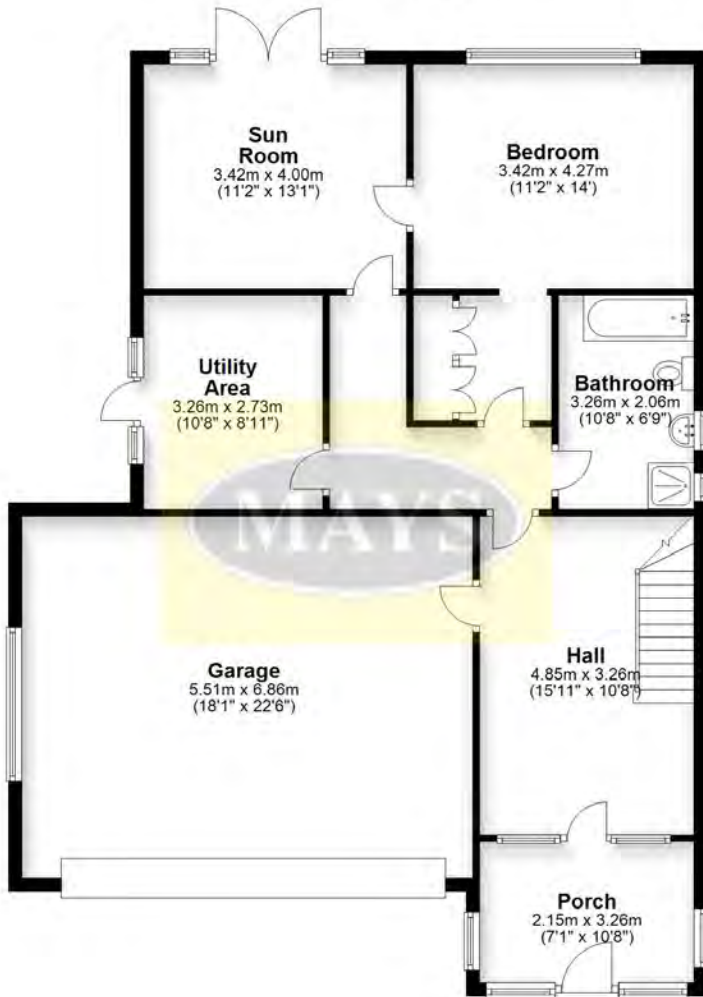
### First Floor

Approx. 122.6 sq. metres (1319.6 sq. feet)



### Ground Floor

Approx. 119.1 sq. metres (1282.2 sq. feet)



### Second Floor

Approx. 68.9 sq. metres (741.5 sq. feet)



Total area: approx. 310.6 sq. metres (3343.3 sq. feet)







## 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.

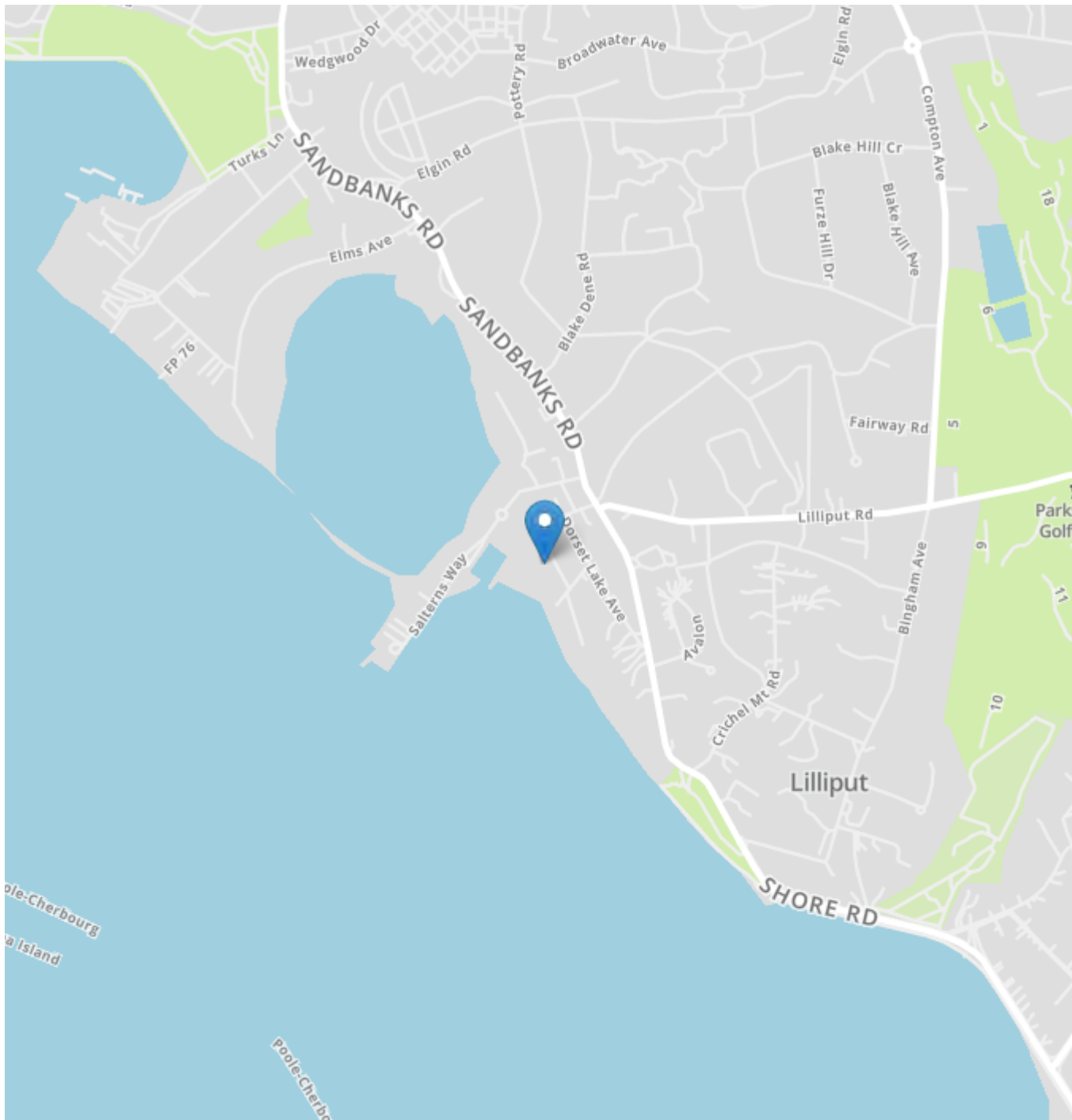


## About Mays

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>		73
(55-68)	<b>D</b>	56	
(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.

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