

Lilliput Road,  
Lilliput,  
Poole BH14 8JZ



An extended four bedroom, three bathroom detached family home with a substantial south facing garden in the heart of Lilliput close to central amenities, Salterns Marina and favoured school catchment.

Guide Price £950,000 Freehold  
No forward chain













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## Situation & Description

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.

This well presented four bedroom, three bathroom detached property has been extended and much improved to create a spacious family home, benefiting from a substantial south facing garden. Sealawns is conveniently situated in the heart of Lilliput only a short stroll from the central amenities, Salterns Marina and Lilliput First School.

The property is approached via an open porch leading to the reception hall with built-in storage cupboards housing the gas boiler and adjoining guest cloakroom.

The front lounge has a bay window and contemporary style fireplace with interconnecting doors opening to the dining area.

Located to the rear of the property is a large open plan conservatory overlooking the garden.

The adjoining kitchen area offers a range of fitted shaker style units with integrated appliances complete with granite work surfaces.

There is also a large utility room with an independent front door and a good sized home office, providing potential to create a self-contained annex.

Stairs from the entrance hall lead to the first floor landing with a built-in linen cupboard and access to the loft space.

The main bedroom has fitted furniture and a fully tiled en suite shower room. The second bedroom also has an en suite shower room and the two further bedrooms are served by a good sized family bathroom.

Externally the property benefits from a substantial south facing rear garden with established boundaries providing a high degree of privacy. The garden is predominantly lawned with mature planted borders incorporating a patio area. There is also a timber summer house and garden shed.

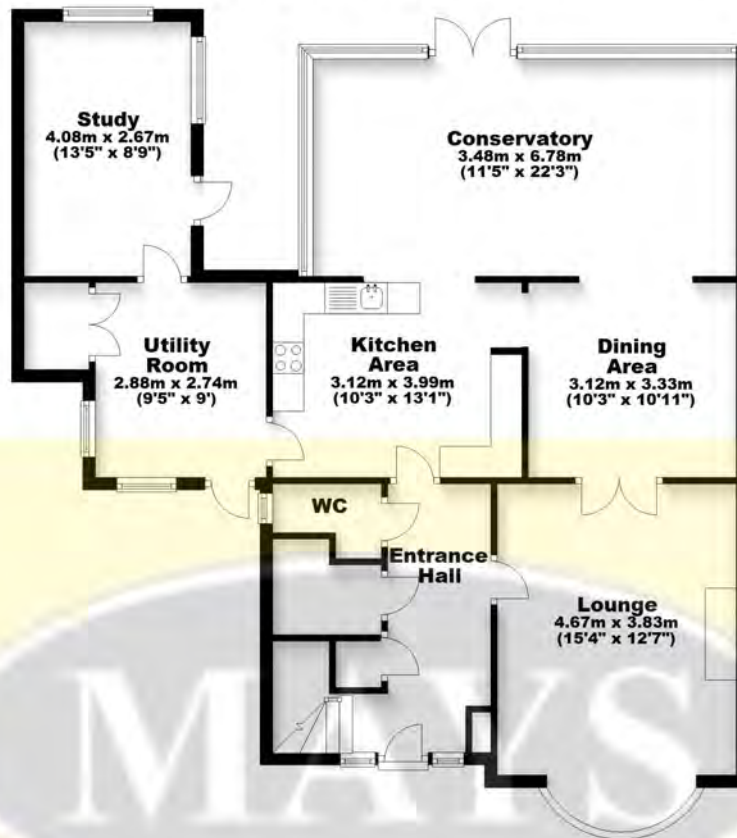
The front gravelled garden, with driveway to one side, provides ample parking and access to a carport and bin storage area.

Council Tax band F.

- Entrance hall & guest cloakroom
- Lounge & dining area
- Large conservatory
- Fitted kitchen
- Large utility room
- Home office
- Four bedrooms
- Two en suite shower rooms
- Family bathroom
- Potential self-contained annex
- Substantial south facing garden
- Driveway & carport

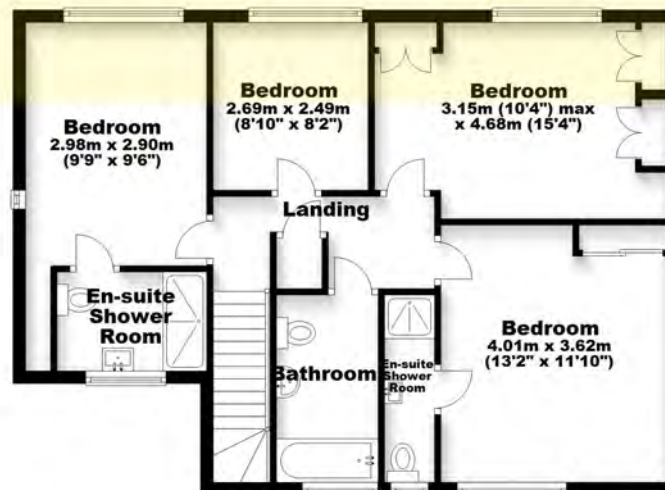
### Ground Floor

Approx. 103.1 sq. metres (1109.2 sq. feet)



### First Floor

Approx. 69.5 sq. metres (747.9 sq. feet)



**Total area: approx. 172.5 sq. metres (1857.1 sq. feet)**

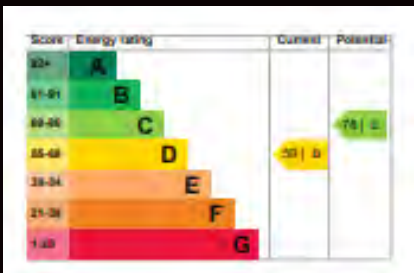
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Plan produced using PlanUp.











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#### New Developments (where applicable)

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290 SANDBANKS ROAD  
LILLIPUT, POOLE, DORSET BH14 8HX  
TEL: 01202 709888  
FAX: 01202 707648 EMAIL:  
POOLE@MAYSESTATEAGENTS.COM

