

Blake Hill Crescent  
Lilliput, Poole BH14 8QP

Guide Price £935,000 Freehold





## Property Summary

A superbly positioned three/four bedroom detached home with a generous wide plot, in a highly sought-after road in Lilliput. The property occupies a commanding positioning with far-reaching tree top views extending to Parkstone Golf Club and the light and spacious accommodation is well presented throughout and arranged over two floors. A great opportunity to acquire a detached home with further potential to extend (STPP) in a well-regarded and quiet location.



## Key Features

- Large living room opening to the dining room
- Fitted kitchen/breakfast room
- Large bedroom with fitted wardrobes on the ground floor
- Study/bedroom four
- Two further double bedrooms on the first floor
- Two modern bathrooms
- Conservatory leading to the rear garden
- Detached garage and plentiful off-street parking
- Mature gardens to front and rear
- Far-reaching tree top views towards Parkstone Golf Club



## About the Property

On entering the property there is a hallway with stairs rising to the first floor and double doors opening to the living room. The living room is a wonderfully bright and spacious room with parquet flooring and a recessed mezzanine level that overlooks the private front garden (ideal as a reading nook). The dining room has open access from the living room and is conveniently situated next to the kitchen/breakfast room.

The kitchen is fitted with a comprehensive range of units and integrated appliances. The ground floor also presents a large bedroom with double built-in wardrobes, and a further potential bedroom/study. These rooms share a large modern fitted shower room. Completing the ground floor accommodation there is a lovely conservatory/garden room which truly invites the outside indoors throughout the year.

To the first floor there are a further two large double bedrooms, both with fitted wardrobes and these are serviced by a centrally positioned shower room.



The property enjoys a large frontage with the garden being mainly laid to lawn with a variety of established mature shrubs and trees. The driveway provides off-street parking for numerous vehicles and leads to a detached garage located to the side of the property. Gated side access takes you through to the rear garden where several areas have been laid to patio to provide entertaining and lounging spaces during the summer months. The rear garden is a lovely space with a mixture of lawned areas, mature shrub borders and far-reaching tree top views towards Parkstone Golf Club. There is also a high degree of privacy and a true sense of peace and quiet to the garden.

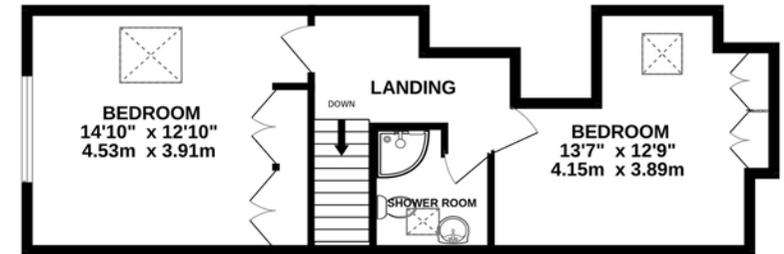
Tenure: Freehold

Council Tax Band: F

**GROUND FLOOR**  
1164 sq.ft. (108.2 sq.m.) approx.



**1ST FLOOR**  
471 sq.ft. (43.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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.  
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## 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.

The area offers many sporting facilities including the prestigious Parkstone Golf Club, many sailing clubs as well as the blue flag beaches of Sandbanks. The Sandbanks Peninsula offers the chain ferry to Studland, miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Lilliput offers good communication to the town centres of Poole and Bournemouth. Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London.

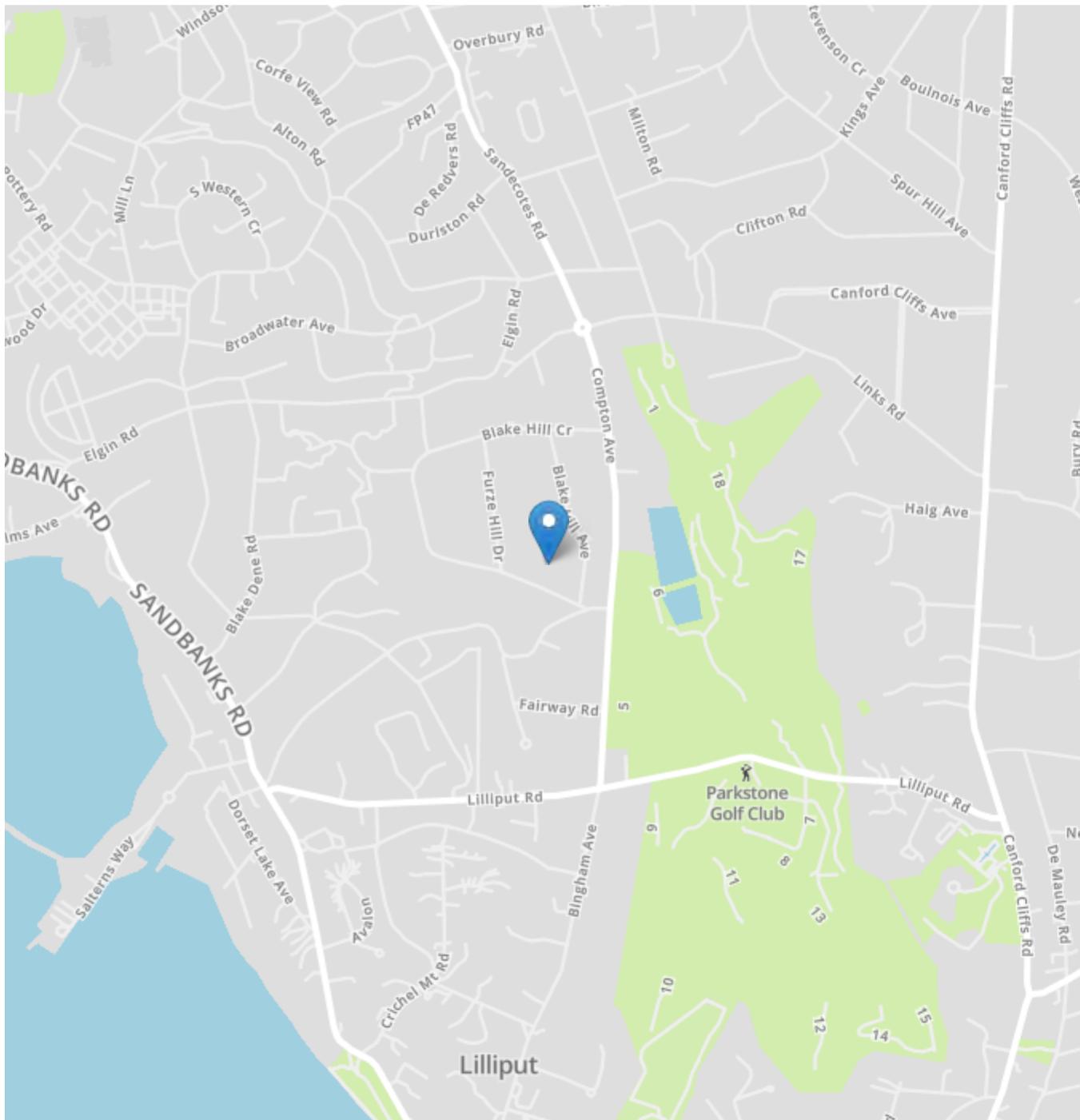


## About Mays

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 

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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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