

Elms Avenue, Lilliput BH14 8EE
Guide Price £3,000,000 Freehold

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About the Property

An exceptional opportunity to acquire a rarely available five-bedroom, three-bathroom detached character home, offering breathtaking panoramic views over the Blue Lagoon and Poole Harbour. This distinctive property seamlessly blends traditional charm with the potential for modernisation, allowing the next owner to create a truly bespoke residence (subject to relevant planning permissions).

Situated in one of Lilliput's most coveted locations, the home enjoys direct water access via a private jetty and mooring, with Lilliput, Parkstone and Salterns marinas just moments away. Channel currently dredged by residents to allow for tidal boat access.

Inside, an inviting entrance hall leads to a spacious reception room, which flows effortlessly onto a rear patio terrace - perfect for relaxing or entertaining while taking in the landscaped gardens and uninterrupted sea views. The adjoining fitted kitchen/dining/living room measures some 30ft and enjoys rear garden access. There is also a study and two external covered areas along with a gardener's toilet.

To the first floor, the principal bedroom benefits from an ensuite shower room, while two further double bedrooms also open onto the balcony terrace that spans the full width of the rear elevation, offering captivating water-facing views. An additional bedroom includes an ensuite shower room, complemented by a family bathroom serving the first-floor accommodation.

The second floor presents an incredible room of nearly 1,000 sq/ft. This room captures the property's finest water views. With minimal investment, this area could be transformed into a stunning principal bedroom suite or an exceptional entertainment space.

Externally, the home occupies a highly desirable plot with a southerly aspect approaching the head of Elms Avenue. Highlights include a deep carriage driveway, private garage and a beautifully landscaped rear garden with dedicated spaces for dining and relaxation.

Located in the heart of Lilliput, the property is just half a mile from Poole Park, local shops and Evening Hill Viewpoint, and only a mile from the renowned Sandbanks beach. It offers the perfect balance of serene waterside living with easy access to local amenities.

This is a rare chance to secure a prestigious address with direct water frontage and truly spectacular views - an exceptional property in today's market.

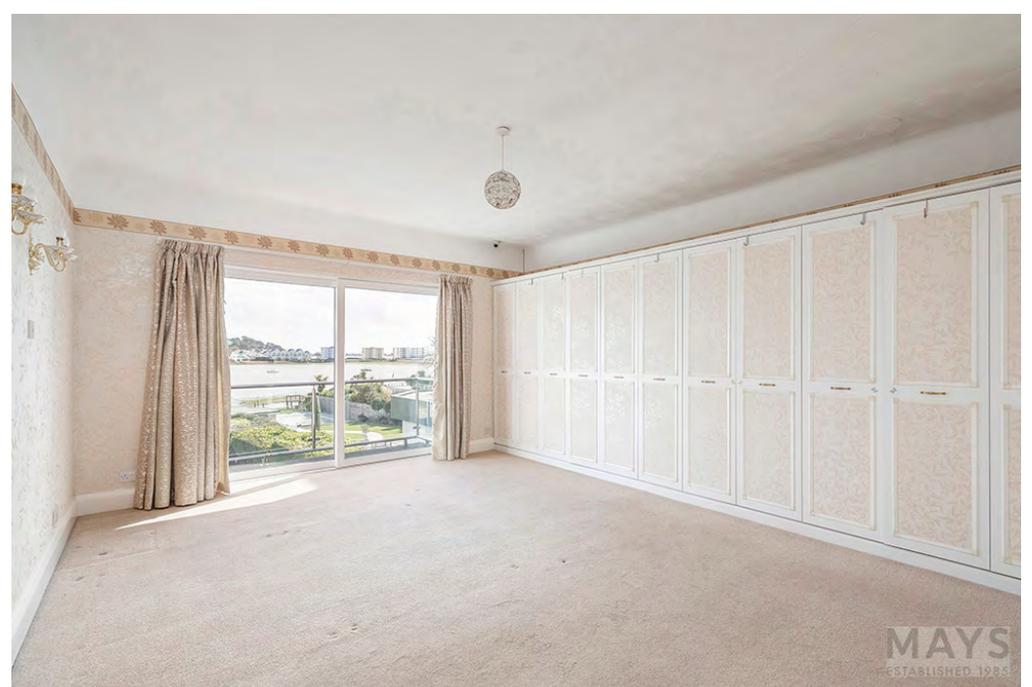
Tenure: Freehold Council Tax Band: H (BCP Council)

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

Key Features:

- Landmark waterfront residence in one of Poole Harbour's most prestigious addresses
- Breathtaking panoramic water views across Poole Harbour and the Blue Lagoon
- Private jetty and mooring, offering direct access to the harbour
- Five-bedroom detached home with exceptional scope to create a luxury waterside residence
- Large reception rooms opening onto a sun-drenched terrace overlooking the water
- Spectacular second-floor room of nearly 1,000 sq/ft capturing the simply incredible views
- Water-facing bedrooms with a balcony terrace spanning the entire rear elevation
- Beautifully landscaped gardens designed for entertaining and embracing the views
- Carriage driveway and private garage providing generous parking
- Moments from Sandbanks beach, Poole Park and premier marinas, placing world-class coastal lifestyle on your doorstep



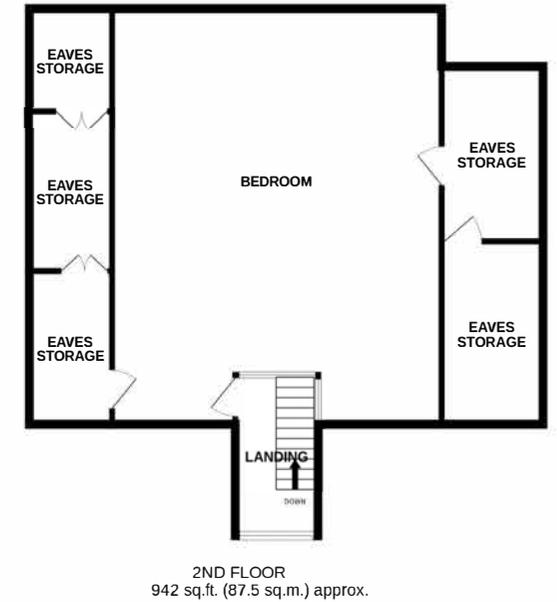
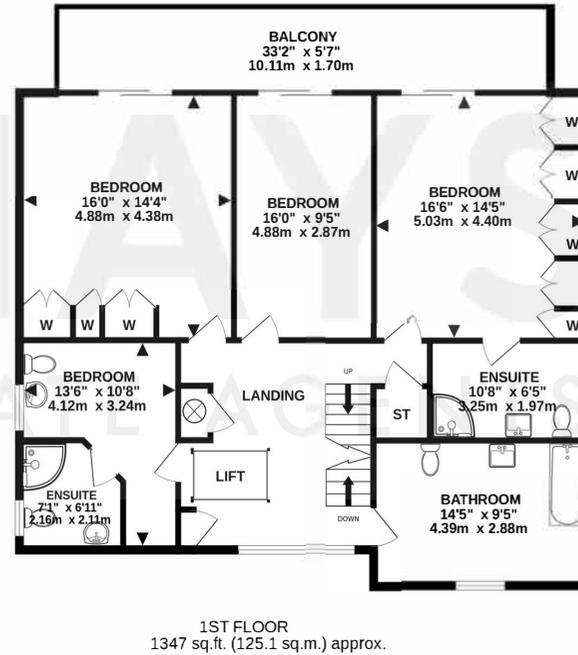
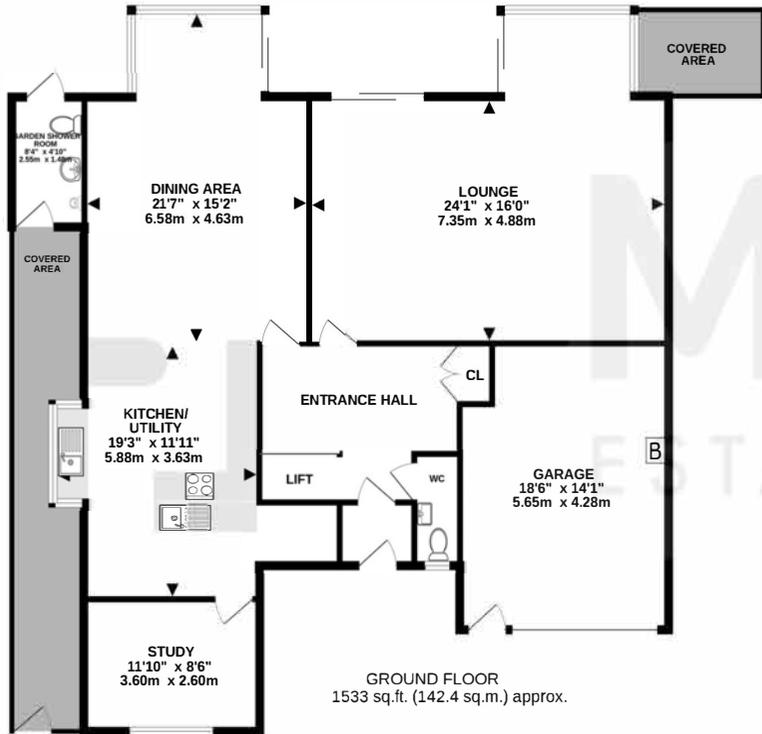


INCLUDING BALCONY AND EAVES STORAGE , NOT INCLUDING COVERED AREAS

TOTAL FLOOR AREA : 3822 sq.ft. (355.1 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 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. 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.

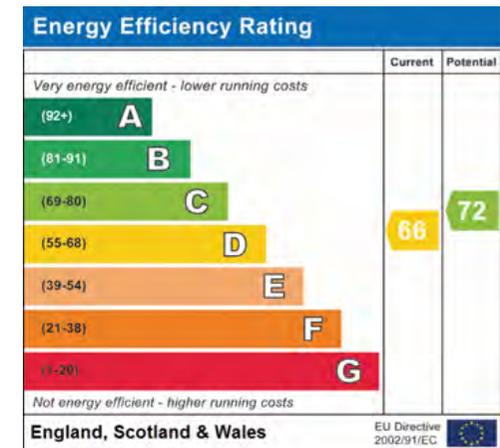
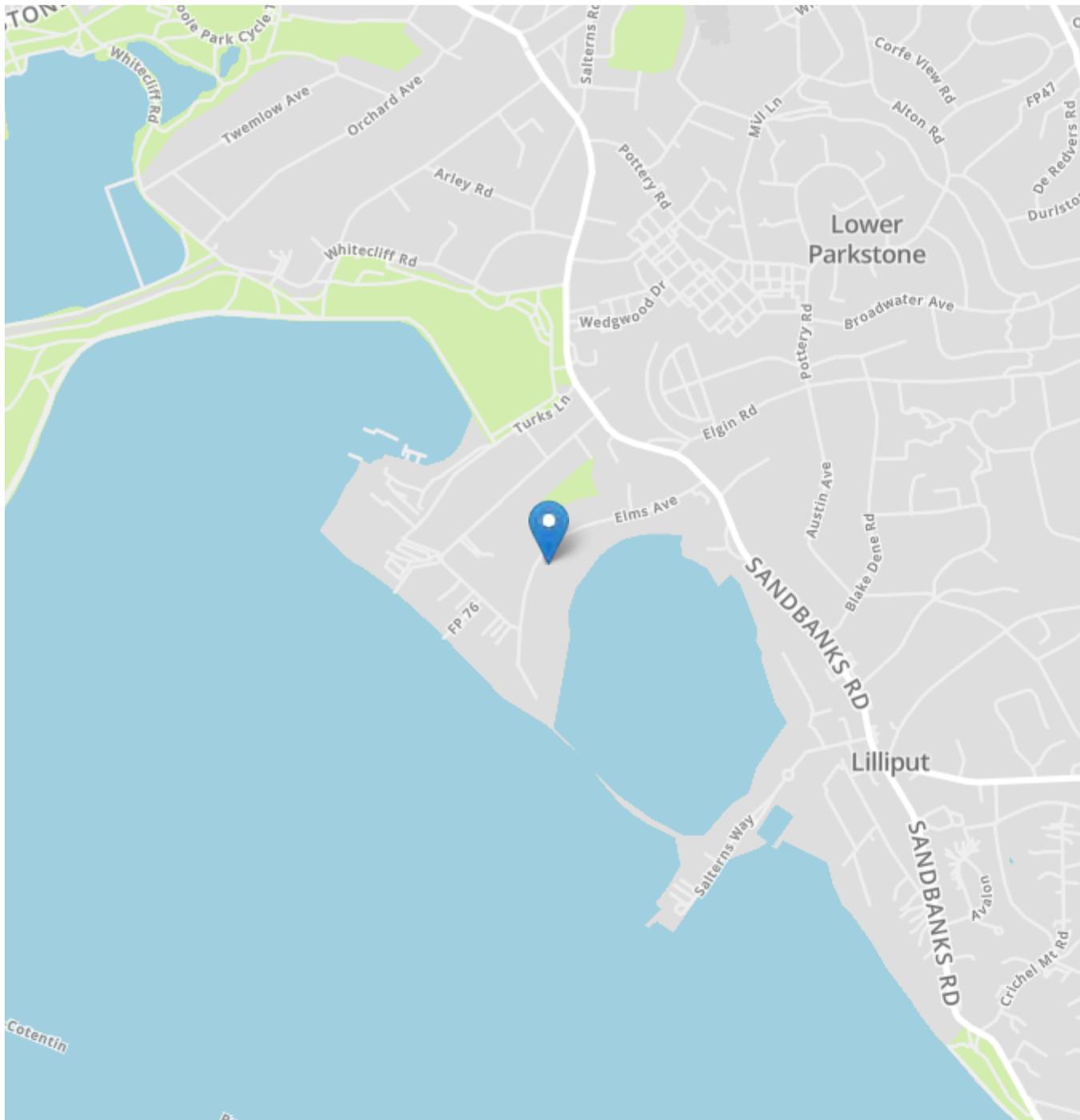
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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





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Mays Estate Agents - Sales and Head Office
290 Sandbanks Road, Lilliput, Poole, Dorset BH14 8HX
T: 01202 709888
E: sales@maysestateagents.com (sales)
E: lettings@maysestateagents.com (lettings)
www.mwww.maysestateagents.comm

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