

Blake Dene Road, Lilliput BH14 8HH

£1,250,000 Freehold

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Property Summary

An exceptional four-bedroom contemporary residence enjoying sweeping panoramic views over Poole Harbour, designed with both style and versatility in mind, the property is arranged over three levels, blending architectural flair with luxurious finishes. Two impressive bedroom suites with dressing rooms and beautifully appointed ensuites, as well as a remarkable rooftop reception/harbour room with a large private balcony makes this home truly one-of-a-kind.

Key Features

- Stunning panoramic views over Poole Harbour
- Accommodation in excess of 3,000 sq/ft
- Constructed in 2021 to an exacting standard
- Open plan kitchen/dining/lifestyle room
- Separate large utility/boot room
- Home office/gym
- Two bedroom suites with dressing rooms and ensuites
- Two further large double bedrooms with fitted wardrobes
- Reception/harbour room with private roof terrace with incredible harbour views
- Perfectly located close to Lilliput Village & the beaches at Sandbanks





About the Property

Right from the start, this home makes a wonderful impression with its modern, eye-catching design. The driveway offers convenient parking and leads to a detached garage, while steps on both sides guide you to the front garden, where a welcoming seating area is perfect for relaxing or catching up with friends.

Inside, a spacious entrance hall sets the tone featuring an elegant ash staircase with glass balustrade leading to all floors. The ground level hosts a stunning open-plan kitchen/dining/lifestyle space with doors opening onto the landscaped rear garden. The kitchen is superbly equipped with high-quality integrated appliances and a stylish peninsula breakfast bar creating a natural hub for entertaining.

Although the property is of a contemporary design, our clients were determined to introduce practical elements to the layout to enhance everyday life and this is evident in the large utility/laundry room, which is sensibly positioned next to the kitchen and is the perfect place to decamp sailing gear.

To provide a degree of separation and privacy for visiting guests, a full bedroom suite with dressing room and ensuite was also introduced to the ground floor which, if needed, could also be used as a separate lounge area.

A downstairs cloakroom and large home office/gym are also located on the ground floor.

The first floor is home to a spectacular principal bedroom suite extending to over 30ft, with a private dressing room and a luxury shower room. The room is flooded with light and offers far reaching harbour views. Two further incredibly generous double bedrooms, both with fitted wardrobes, are served by a beautifully designed family bathroom with a freestanding bath.

The top floor is the showpiece of the home - an exceptional reception/harbour room with mezzanine level and sliding doors to a private roof terrace with uninterrupted water views. Thoughtfully equipped with a discreet butler's kitchen, including sink and wine cooler, this space is perfect for entertaining and enjoying Poole Harbour's famous sunsets. The expansive south-westerly roof terrace offers a secluded setting for outdoor dining, sunbathing and gatherings with an atmosphere more akin to a private rooftop garden.

To the rear of the property, there's a landscaped garden which is again ideal for entertaining and has an incredibly high degree of privacy. Stocked with a variety of mature shrubs, the garden provides a beautiful backdrop to the kitchen/dining/ lifestyle room from the inside.

Additional features include Cat 6 cabling, Bluetooth speakers to the principal bedroom, and underfloor heating to the kitchen/dining/lifestyle area and bathrooms - all reflecting the quality and attention to detail throughout.

If we add to that the stunning views of the Poole Harbour, a faultless finish throughout, and the fact that the property is traditionally constructed with a contemporary design, this home represents one of the finest opportunities currently available on the market.

Tenure: Freehold

In accordance with current legislation, we would like to inform you that our client enjoys an association with Mays Estate Agents.





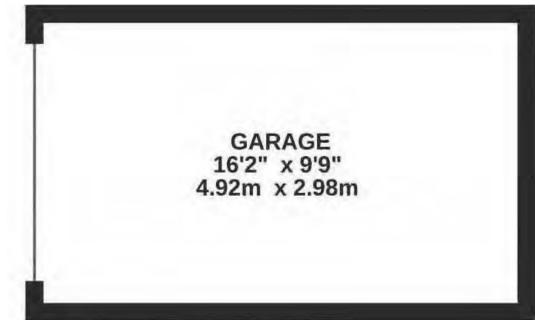




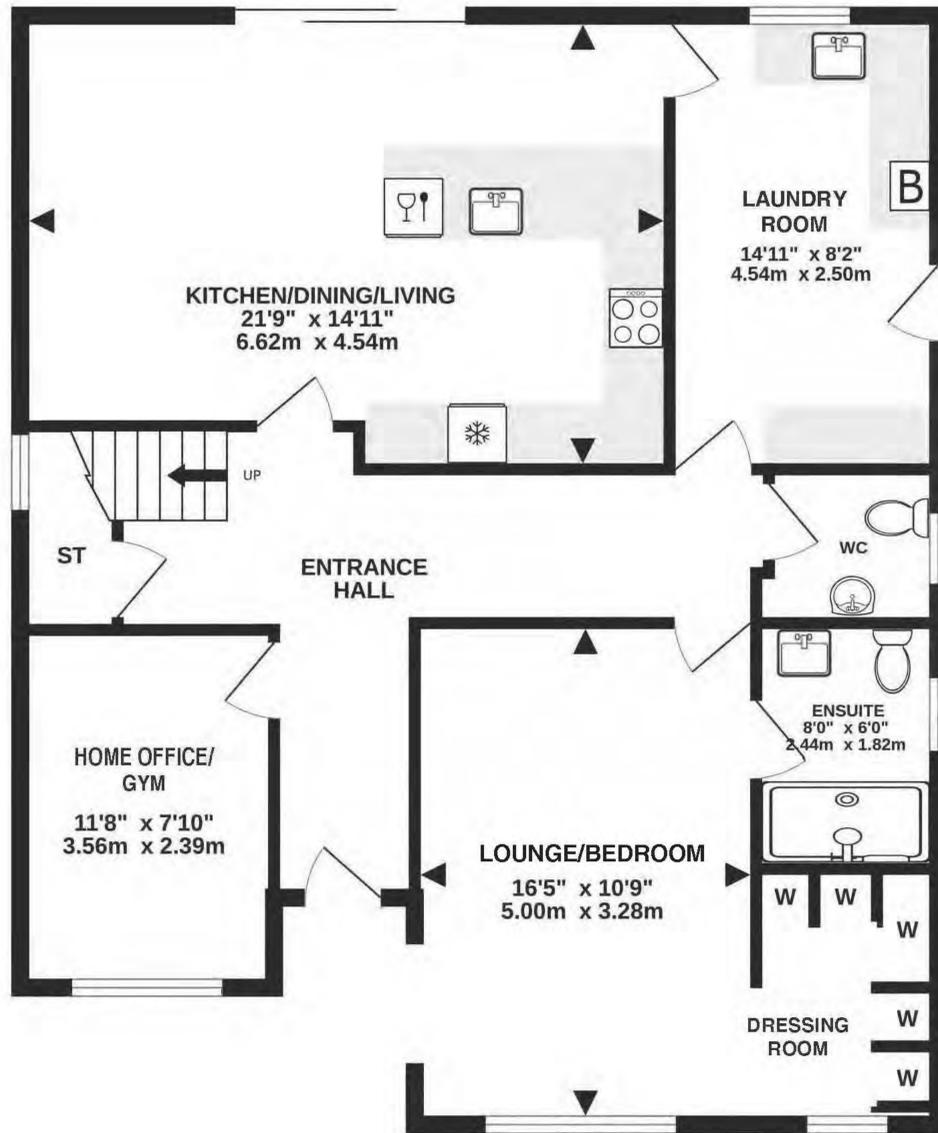
APPROXIMATE TOTAL FLOOR AREA : 3050 SQFT (292 SQM)

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.

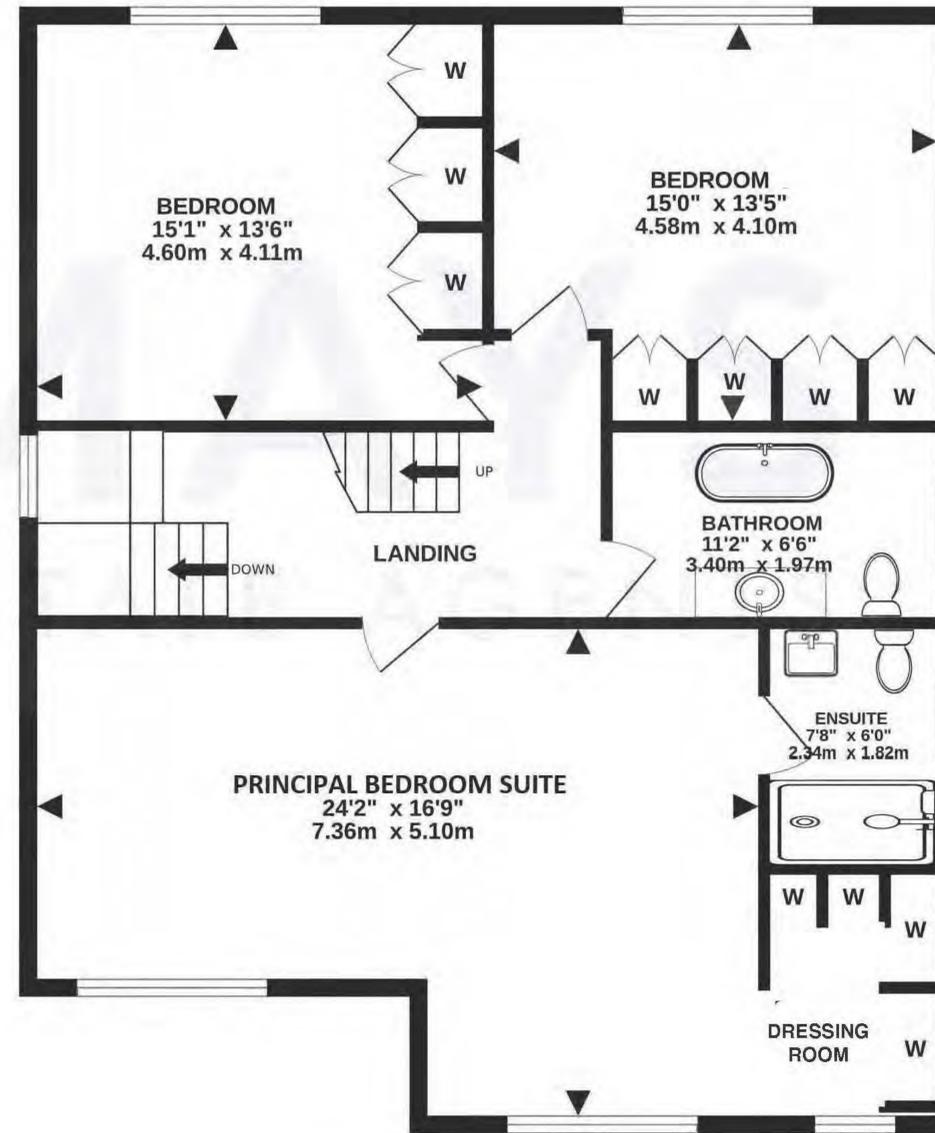
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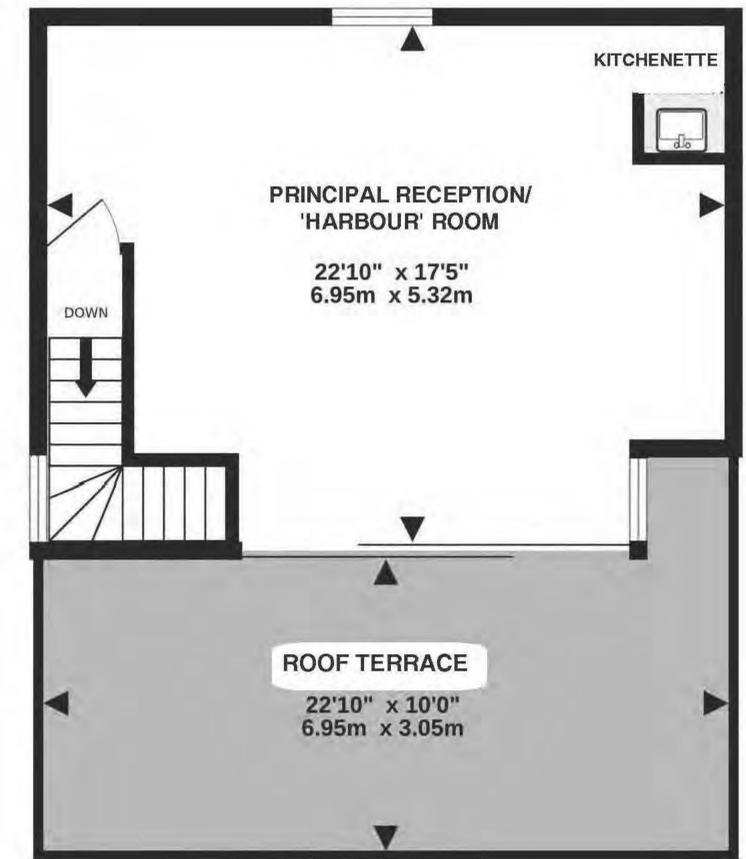
NOT LOCATED IN EXACT POSITION



GROUND FLOOR



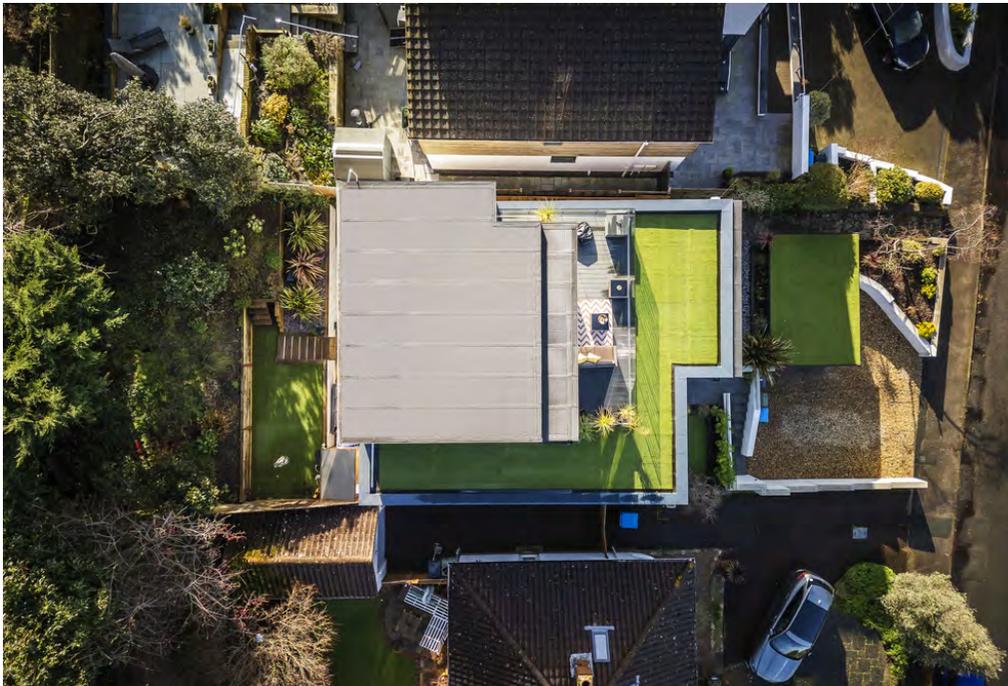
1ST FLOOR



2ND FLOOR (VIEWPOINT)







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.

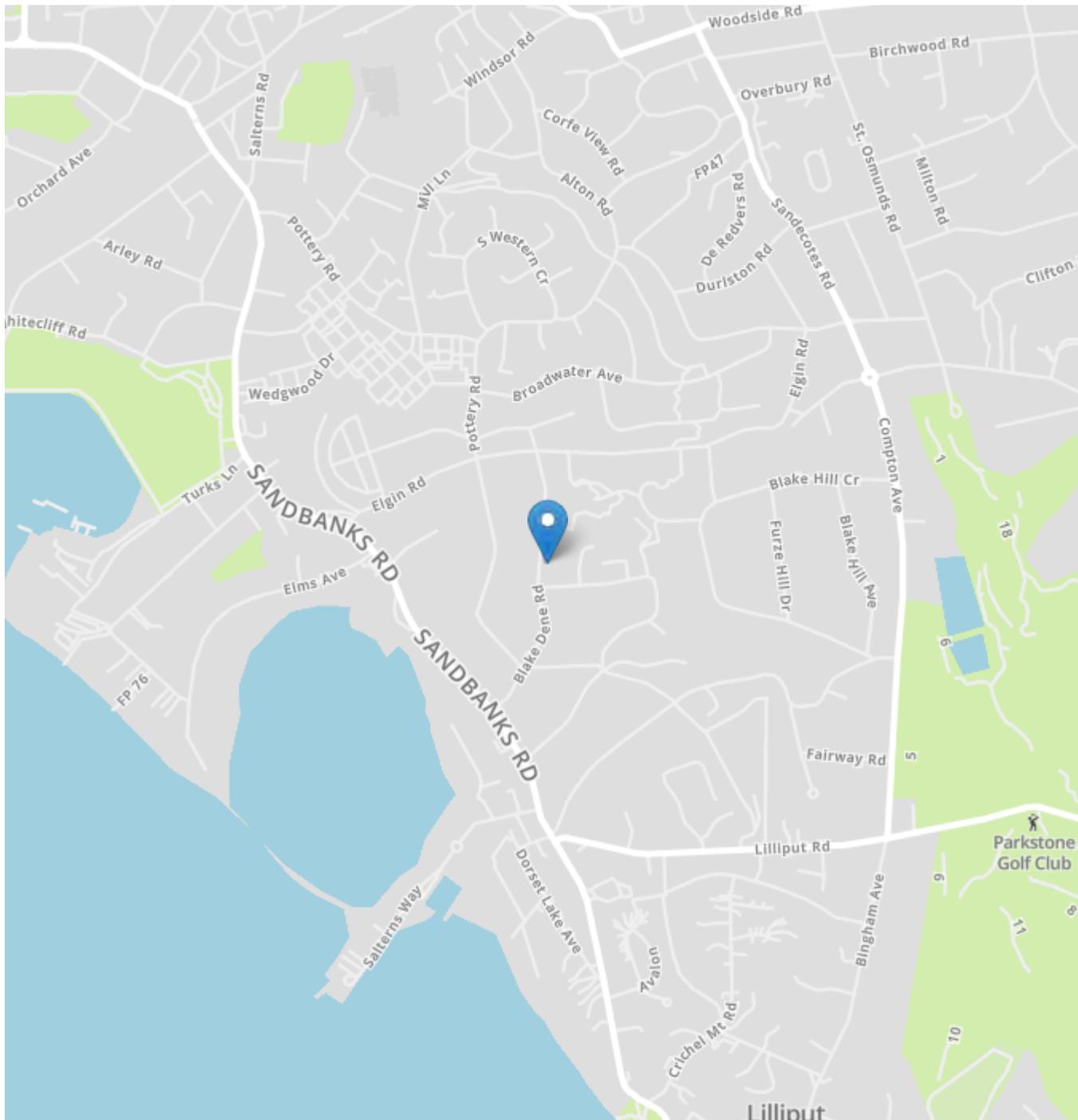


About Mays

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+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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

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