

Anthony's Avenue, Lilliput BH14 8JH

Guide Price £1,300,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A truly individual character cottage-style home set on a generous plot with a gated approach. This charming property boasts many period features, and the grounds include numerous outbuildings including a summer lodge and a detached garage/workshop with a full inspection pit - ideal for car enthusiasts! Situated moments from the yacht clubs, well-regarded schools, and the open water of Poole Harbour the property enjoys a great location and could be perfect for buyers wanting the charm of a period home close to the water.



Key Features

- Entrance hallway with cloakroom
- Kitchen/dining room opening to the rear garden
- Living room with feature solid fuel burner
- Dining room
- Sunroom opening to the garden
- Three bedrooms and a family bathroom to the first floor
- Loft room with shower room
- Garage/workshop with inspection pit
- Garden Lodge with plumbing
- Numerous outbuildings



About the Property

On entering the property there is a welcoming hallway with timber panelling, cloakroom and a return staircase that rises to the first floor. To the front of the property there is a reception room with a bay window which is currently in use as a dining room. To the rear, the living room has a feature solid fuel burner and opens to a delightful sunroom that overlooks the rear garden.

The kitchen/dining room is fitted with a range of units and doors lead from the dining area to the rear garden. There is also access to a boot room which has a courtesy door to the outside. The first floor has three double bedrooms which are serviced by a family bathroom. Steps rise from the first-floor landing to a loft room where our clients have introduced a shower room.

The property is set back from the road and has a considerable frontage which is screened with gates. Our clients have introduced a secure storage area for a boat and a driveway also leads to a large, detached garage/workshop which has a full-size inspection pit. Whether it's cars or boats, this could be the perfect arrangement for you to 'while away' the hours on your pride and joy.

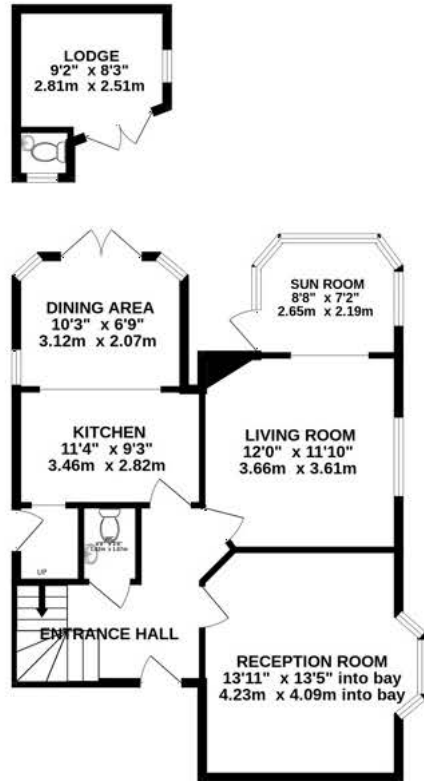
To the rear of the property there is a large outbuilding with two separate sections that has been used as a home office. At the rear of the garden, there is a timber frame summer lodge with overhead sleeping compartment and plumbing has been connected to the lodge.

Tenure: Freehold

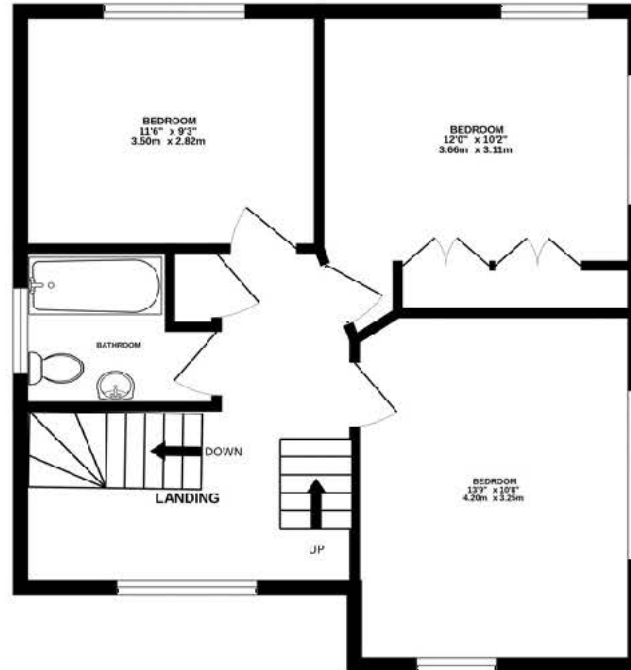
Council Tax Band: F



GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 1828 sq.ft. (169.8 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 blue flag beaches at Sandbanks with a variety of shops including a Tesco Express, a 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 and Salterns Marina. Located at Sandbanks Peninsula is the chain ferry that crosses over to Studland where you can enjoy miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Lilliput has good communications 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.

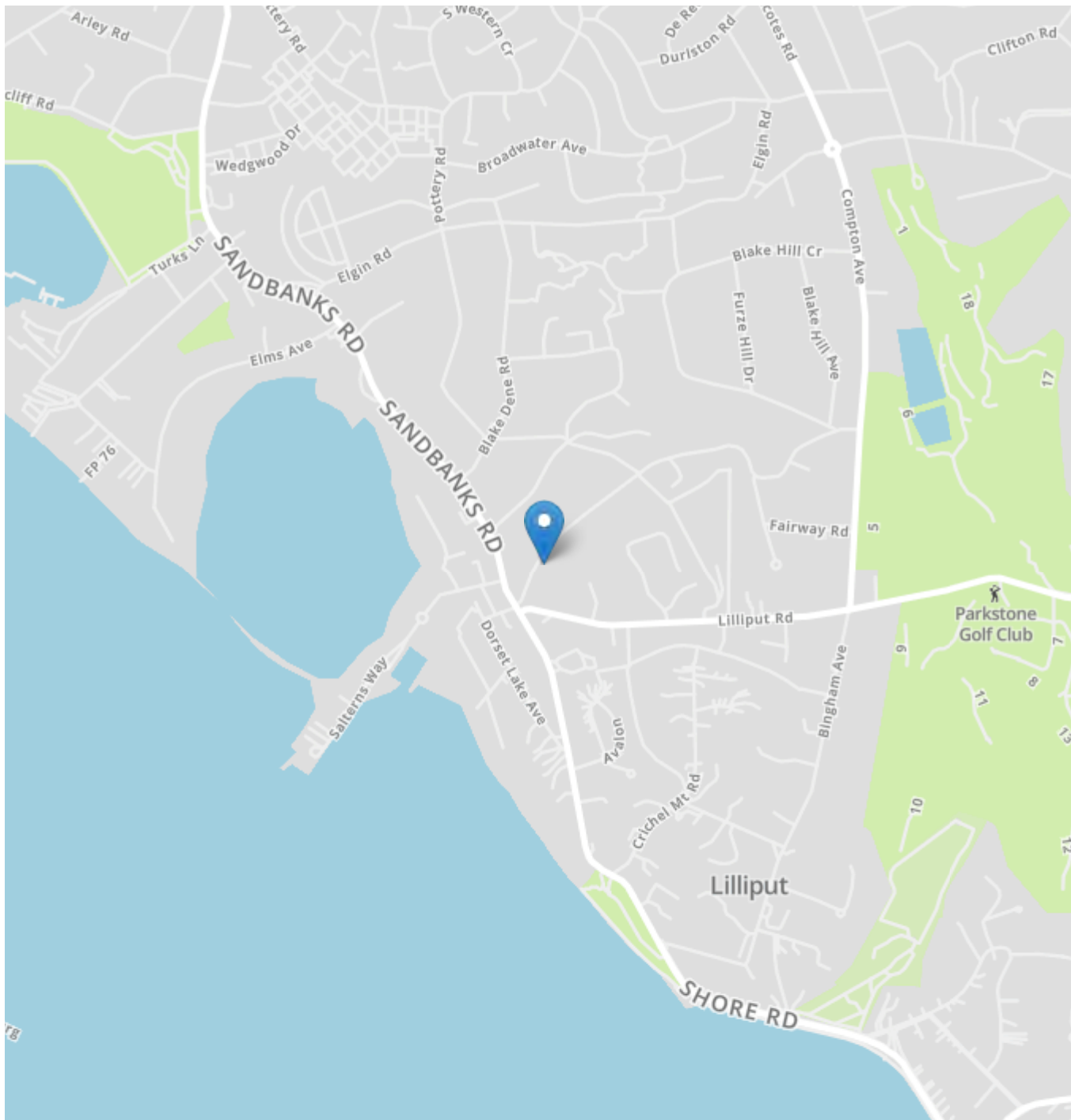



About Mays

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		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
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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