

FOR SALE

The Cottage, 38 Elgin Road, Poole, Dorset BH14 8QX



PHILIPPA SOLE



£1,250,000

Beautiful 3 bedroom detached home

En-suite & family bathroom

Stunning views of Poole Harbour and Brownsea Island

Detached garage

Sizeable plot

Large open-plan kitchen/living room

Separate living room

Views from all three floors

Council tax band F - £2,814.13

[Click here for virtual tour](#)

About this property

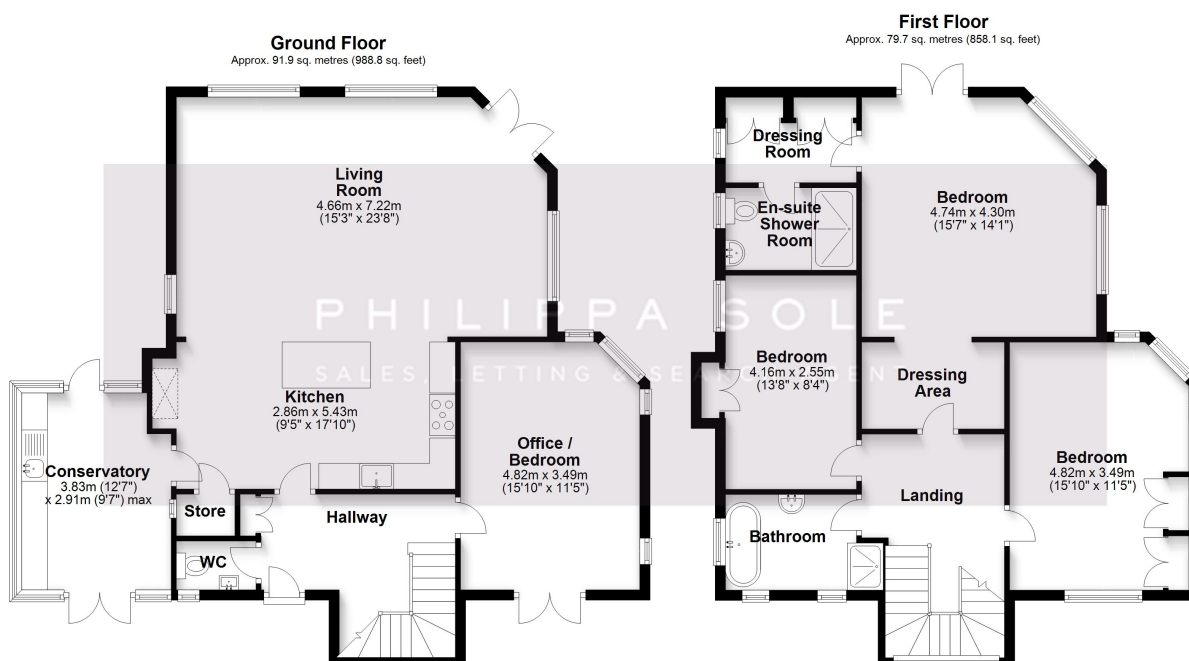
A pretty, detached house, positioned on a large plot, offering stunning views of Poole Harbour and Brownsea Island. Recently refurbished and extended to include a large open-plan kitchen/dining/day room, separate living room, three double bedrooms, dressing room, en-suite and family bathroom. Located in a quiet cul-de-sac within Lilliput and Baden Powell school catchments.

This beautiful cottage has recently been extended and fully refurbished. An attractive entrance hall with tiled flooring and galleried landing greet you as you enter the property which extend to the ground floor cloakroom. The stunning and recently extended kitchen/breakfast/day room is certainly the hub of the home, featuring underfloor heating, a brand new kitchen with wooden worktops and a sociable central island which separates the kitchen from the dining and living area, where large picture windows afford lovely views of Poole Harbour. From here, double doors lead to the rear garden. Accessed from the kitchen is a pantry and a large conservatory which has been converted into a utility room. The bright living room boasts a beautiful picture window and stunning harbour views and provides access to a large decked area, also benefitting from harbour views. On the first floor are three double bedrooms, the master suite boasts wonderful views from the large picture window across Poole Harbour over Brownsea Island and Sandbanks. Double doors are in place for access to a balcony which has been granted planning permission but not constructed. The modern en-suite shower room features floor to ceiling tiles and is accessed via a fitted dressing room. The second bedroom enjoys equally a good views over the harbour and also over Poole itself. The third bedroom has fitted wardrobes and shares a beautifully appointed family bathroom. The garden is a particular feature of this property as the house is located to the back of the plot. The garden has been divided into several different areas with the main focal point being the large decked area which enjoys sun all day. To the left hand side of the property is an elevated seating area which enjoys the last of the evening sun and stunning sunsets. The remainder of the garden is laid to lawn with mature shrubs and fruit trees. A garage offers useful storage in addition to a garden shed.

Location

The cottage is located in a quiet cul-de-sac yet within easy reach of Whitecliff and backs onto Blake Hill viewpoint. The village of Lilliput is within 0.5 miles, with its marina, array of coffee shops and eateries. The property also falls within Lilliput and Baden Powell school catchments. Ashley Cross is within easy reach and the local train station at Parkstone offers direct line into London Waterloo in under two hours





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Plan produced using PlanUp.

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