

Elgin Road, Lilliput BH14 8QU

£1,640,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A superbly crafted five bedroom, three bathroom contemporary family residence, offering exceptional living space and a luxurious turnkey finish.

Key Features

- Five-bedroom detached contemporary home
- Three luxury bathrooms
- Main bedroom with feature en-suite bath and shower
- Two private balcony terraces
- Stunning feature kitchen/lifestyle space
- Landscaped grounds
- Detached studio room
- Within favoured local school catchment
- Desirable Lilliput location
- New build warranty





About the Property

Presented in immaculate, turnkey condition, this exceptional five-bedroom, three-bathroom new build residence offers superb contemporary living across three beautifully designed levels.

Approached via an open, modern driveway providing ample parking for multiple vehicles, the property immediately impresses with its clean architectural lines and striking kerb appeal.

At the heart of the home lies a truly showstopping lower ground floor lifestyle/kitchen space, accessed via a feature-lit staircase. This expansive open-plan level has been thoughtfully configured into three distinct zones for cooking, dining and relaxing - perfect for both everyday family life and effortless entertaining. Full-height glazing floods the space with natural light, creating a seamless connection to the landscaped rear garden, complete with outdoor dining areas. The high-specification kitchen includes extensive worktops, bespoke cabinetry, integrated appliances and feature lighting throughout. This floor also includes a separate study, plant room and access to a sun-filled private courtyard.

The ground floor offers four generous bedrooms, two luxurious bathrooms and access to one of the property's two full-width private balconies. Each rear bedroom enjoys direct access to the balcony terrace, where far-reaching elevated treetop views over Lower Parkstone create a wonderfully peaceful backdrop. A utility room and additional storage space - currently arranged as a home gym with independent side access - complete this level.

Occupying the entire top floor, the main bedroom suite provides a tranquil and indulgent retreat. This impressive space benefits from a luxury en-suite bath/shower room, fitted wardrobes, a dressing area, expansive glazing and its own private balcony terrace - perfect for relaxing in complete privacy.

Externally, the landscaped rear garden offers a variety of beautifully arranged spaces, including a terrace adjoining the lifestyle/kitchen area, a low-maintenance artificial lawn and a detached garden studio with power and water - ideal as a home office or entertaining hub. A lower decked terrace with a dining area and an integral jacuzzi enhances the home's outdoor living offering.

Located on one of Lilliput's premier roads, the property is just moments from the exclusive Salterns Marina and the open green spaces of Whitecliff Harbourside Park, making it an exceptional choice for buyers seeking coastal convenience, contemporary design and luxurious family living.

Tenure: Freehold Council Tax Band: G

Additional information:

Utilities: Mains Electricity, Gas, Water & Sewerage

Heating: Air source heat pump supplying underfloor heating throughout. Air conditioning in the principal bedroom suite (heating and cooling), in addition to the underfloor heating

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

New build completed June 2021 & works signed off in 2023 – see BCP planning portal number APP/21/00411/F

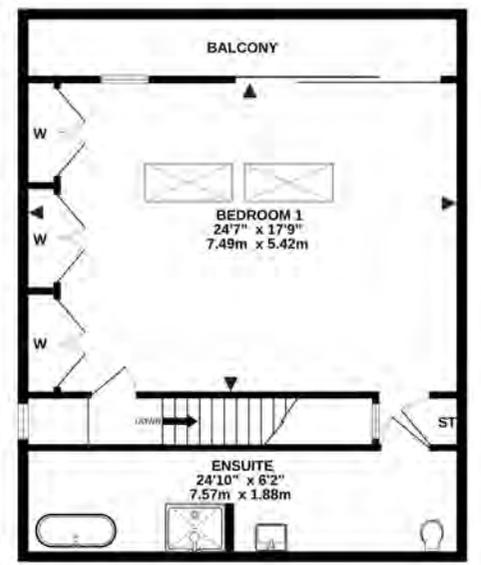
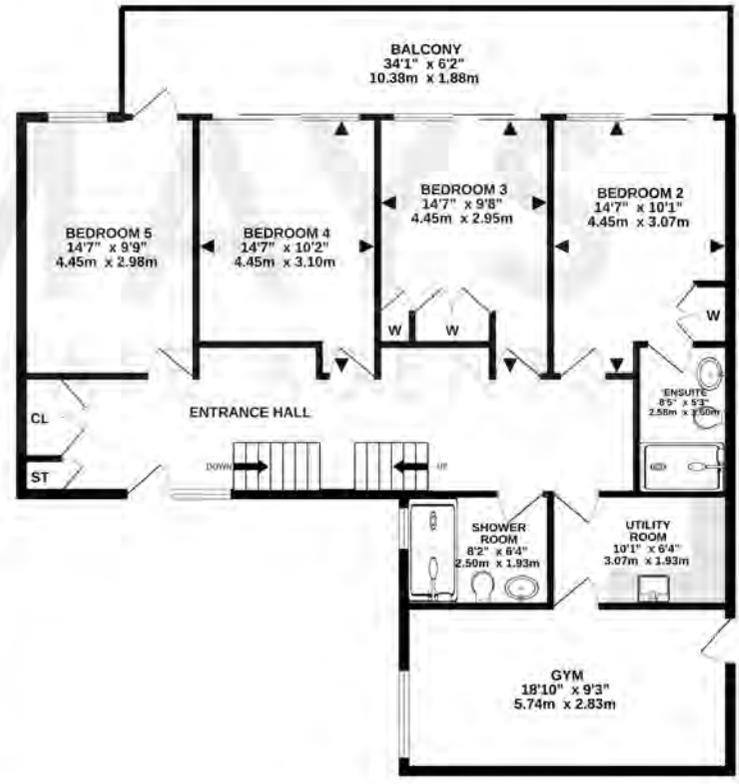
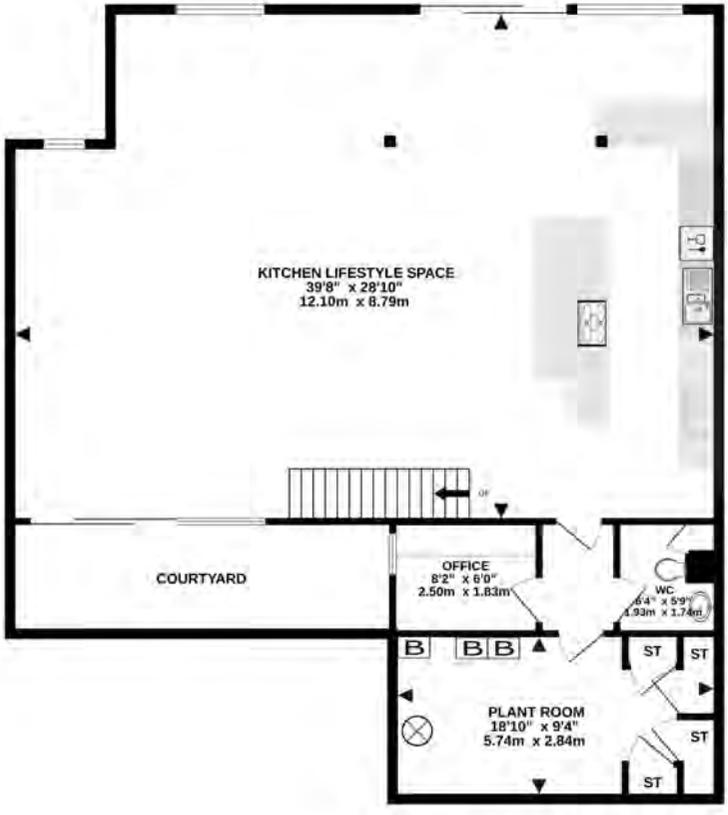
Mays are part of the Property Ombudsman Scheme TPO - DO3138



INCLUDING OUTBUILDING AND BALCONIES

TOTAL FLOOR AREA : 3837 sq.ft. (356.5 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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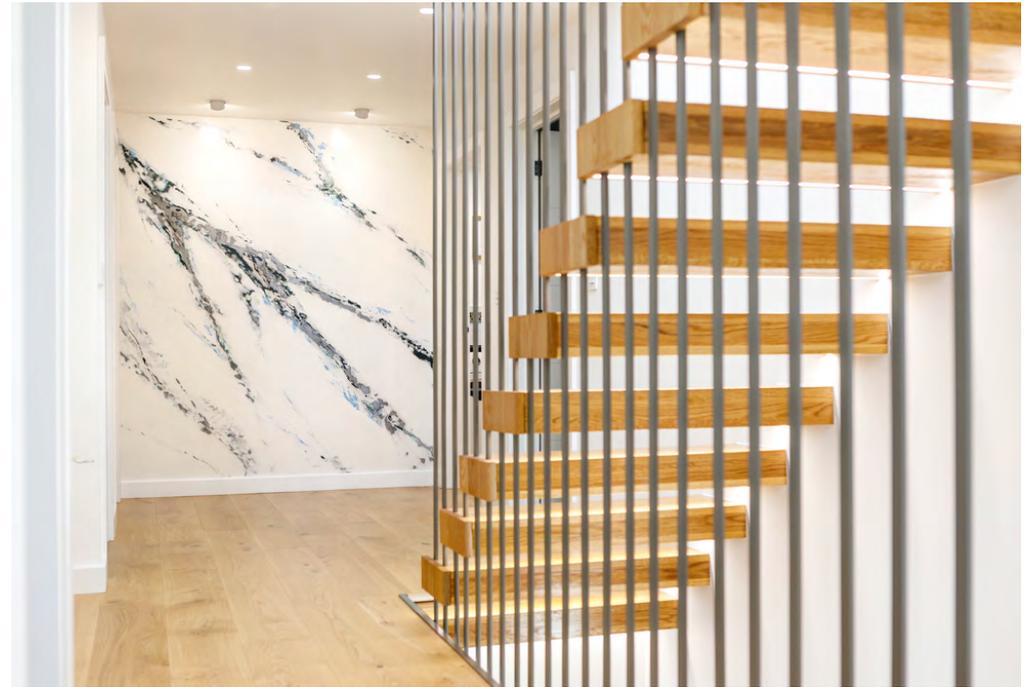


About the Location

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, award-winning Mark Bennett patisserie, Thai restaurant and takeaway, 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 a chain ferry to Studland, as well as miles of National Heritage Coastline and the Purbeck Hills, featuring 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.

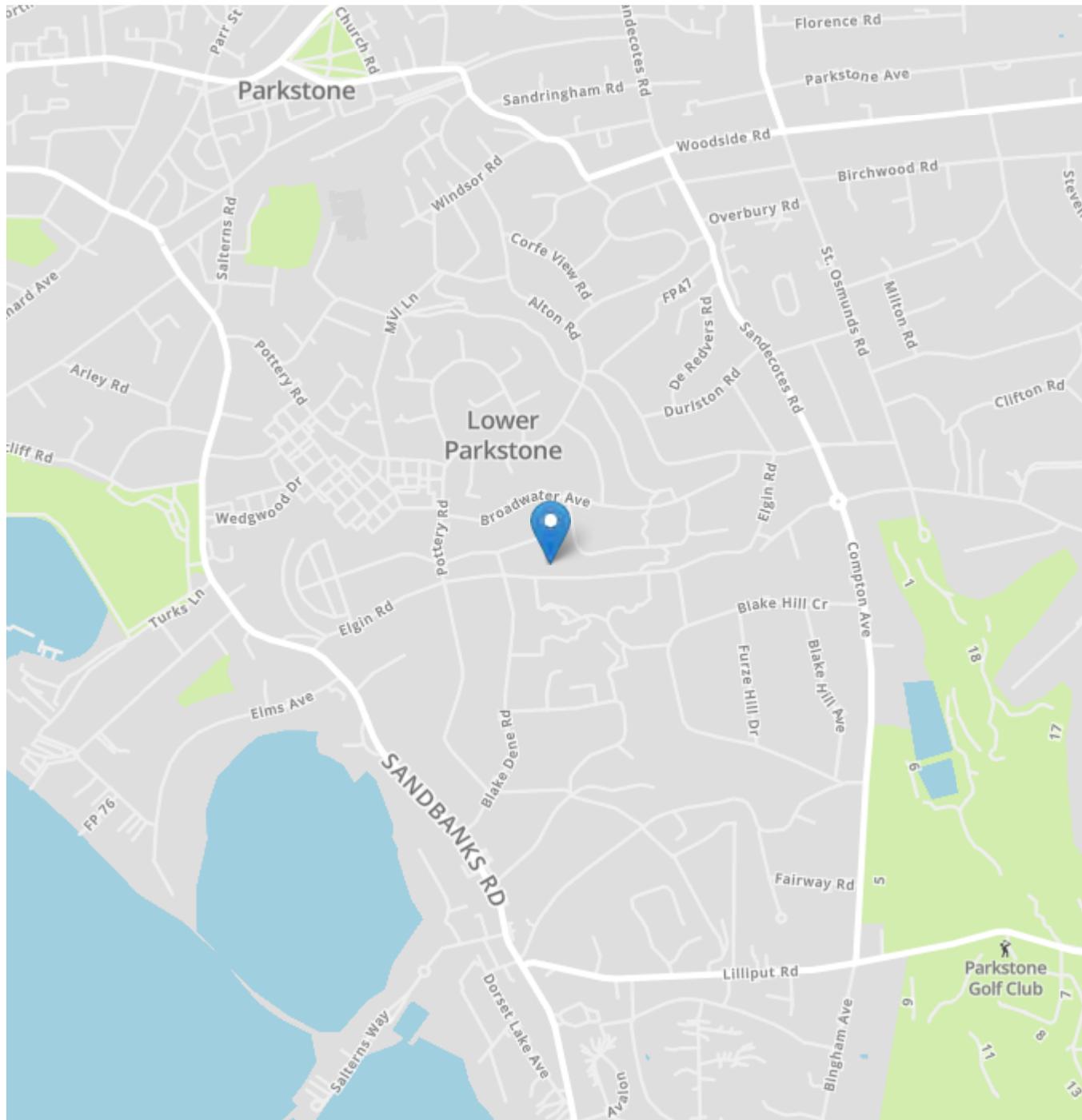


About Mays

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		91
(81-91) B	86	
(69-80) C		
(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	

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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