

Antonys Avenue,
Lilliput, Poole BH14 8JH

Guide Price £1,775,000 Freehold





Property Summary

A brand new contemporary detached house occupying a magnificent garden plot. Designed by renowned Architects DMW, this contemporary home presents a high-end specification throughout, and perfectly blends contemporary styling with eco-conscious living.



Key Features

- Brand new three storey detached home
- Approximately 3,000 sqft
- Striking contemporary design
- Four bedrooms with four luxury bathrooms
- Fantastic kitchen/living lifestyle room
- Additional ground floor living room
- Additional second floor living room
- Includes master suite with dressing room
- Substantial south facing garden
- Harbour views



About the Property

Constructed to an exacting standard, the property presents outstanding accommodation arranged over three levels. Undoubtedly the heart and hub of the ground floor is found in the kitchen/living/lifestyle area. This room extends to the full width of the property and full height glazing overlooks and opens to the garden. The lifestyle space this room provides is complemented by two further reception rooms. With three reception rooms the property comfortably handles the day to day requirements of family life and the flexible arrangement of rooms could prove ideal for purchasers wishing to accommodate guests or visiting family for extended stays.

To the first floor the principal bedroom suite cannot fail to impress. The dressing room and ensuite bathroom are a superb size and would rival the 'top drawer' suites of many Park Lane hotels. Two further ensuite bedrooms are located on this level and there is also a sensibly positioned laundry room to the first floor.

The second floor presents a secondary living area which has far reaching water views towards Poole Harbour and a further bedroom and bathroom.

We feel the gardens are a standout feature of this property. Not only is it a true rarity for a newly constructed home to enjoy such a large plot, but the garden also provides a high degree of year round privacy. To the front of the property there is a generous provision for parking and this leads to the electrically operated garage and front gates.



Technology

LED intelligent lighting on a motion sensor to stairwell and hallway: Alarm and security camera: Electric car charger: Mechanical ventilation with heat recovery (this extracts moisture laden air and replaces with fresh filtered air): Underfloor heating: Air source heat pump: Cat 6 cabling and wiring for wall mounted media.

Location

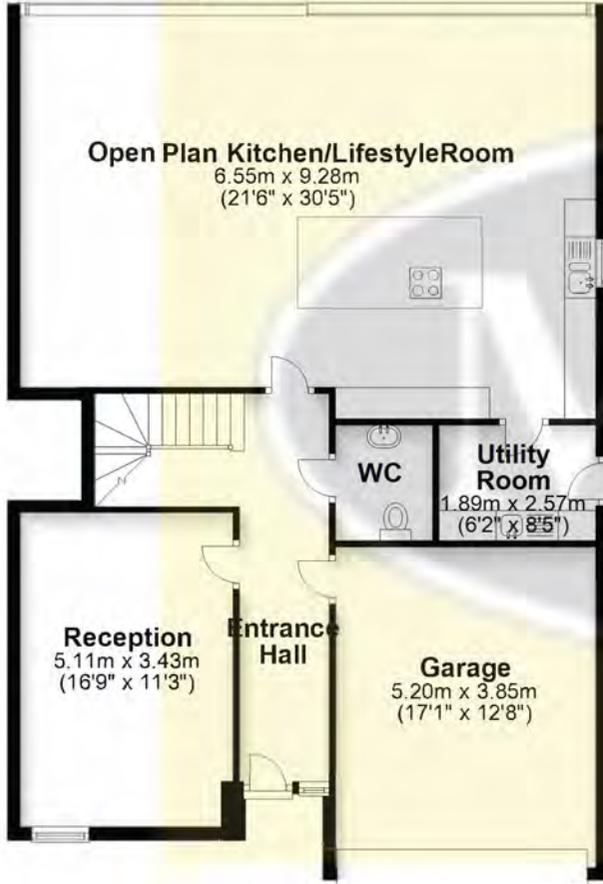
Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, a patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London.

The area offers many sporting facilities including the prestigious Parkstone Golf Club, many sailing clubs as well as the blue flag beaches of Sandbanks. 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.

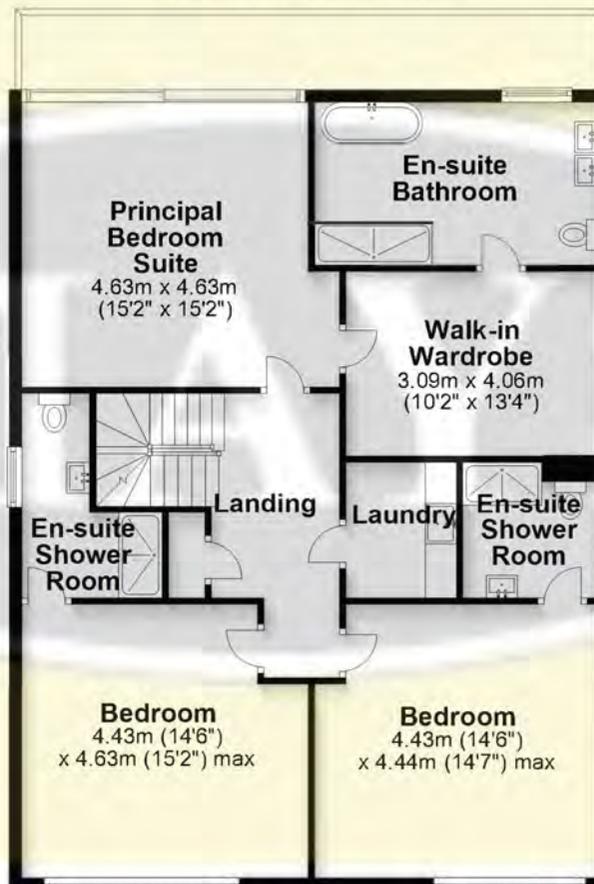
Ground Floor

Main area: approx. 98.7 sq. metres (1062.9 sq. feet)
Plus garages, approx. 20.0 sq. metres (215.4 sq. feet)



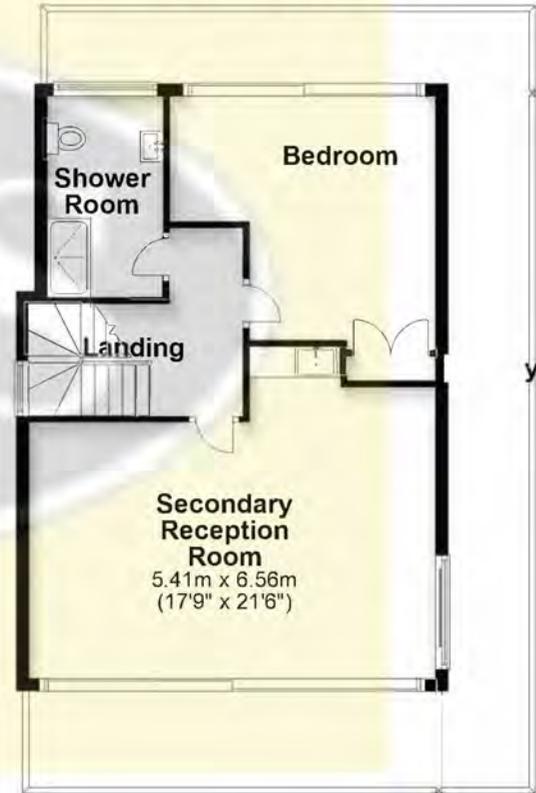
First Floor

Main area: approx. 116.2 sq. metres (1250.7 sq. feet)
Plus balconies, approx. 12.2 sq. metres (131.1 sq. feet)



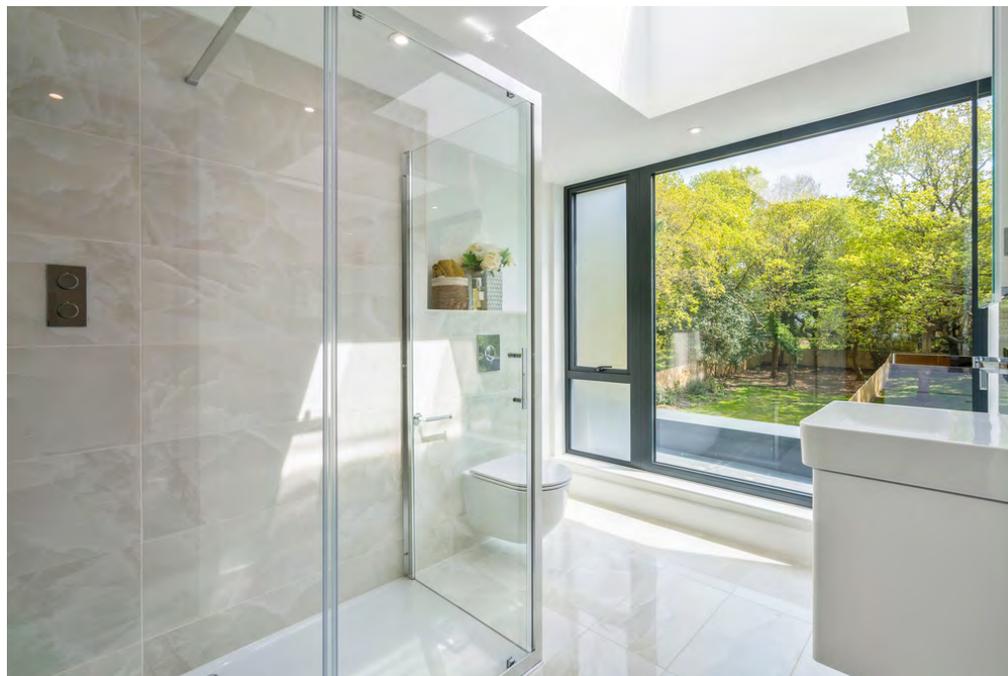
Second Floor

Main area: approx. 61.1 sq. metres (658.1 sq. feet)
Plus balconies, approx. 9.9 sq. metres (106.3 sq. feet)



Main area: Approx. 276.1 sq. metres (2971.7 sq. feet)
Plus garages, approx. 20.0 sq. metres (215.4 sq. feet)





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 25 years, and our wealth of local knowledge combined with 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 that's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Mays Estate Agents - Lilliput Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: poole@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

