

Dean Swift Crescent, Lilliput BH14 8LE

£1,200,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A stunning four-bedroom detached home with a gated approach and harbour views, set in a quiet cul-de-sac moments from sought after schooling and the open water of Poole Harbour. This modern home enjoys a wonderful positioning, a generous plot that offers considerable parking, a double garage and a large private rear garden. Inside the accommodation is presented in first class order with an impressive open plan reception room and separate kitchen/dining room both opening to the beautiful rear garden. With four bedrooms and three bathrooms, this thoughtfully arranged property ticks a lot of boxes and has been a wonderful home for our clients for nearly 20 years.

## Key Features

- Large reception hallway with cloakroom w/c
- Living room opening to the dining room
- Kitchen/dining room with a separate utility area
- Principal bedroom with fitted wardrobes and ensuite bathroom
- Guest bedroom with ensuite shower room
- Two further bedrooms and a family bathroom
- Double garage, considerable parking and gated approach
- Outbuilding ideal as a workshop or potential for a home office
- Stunning established rear garden providing a private backdrop







### About the Property

As soon as you enter the property you can't fail to be impressed by the spacious nature of the ground floor accommodation. An incredibly large reception room is flooded by light and double doors open from the hallway into a generous reception room. The reception room has doors that open to the rear garden and there are two defined zones for both lounging and dining. The dining area is sensibly positioned next to the kitchen.

Our clients recently refitted the kitchen to a very high standard and the thoughtful design allows for a utility area, breakfast bar/peninsula and plentiful storage and work surfaces. The kitchen also has doors that open to the rear entertaining patio. To the first floor, there are three double bedrooms (two ensembles) and a family bathroom services the third bedroom. Stairs rise from the first floor to the fourth bedroom which is currently in use as a home office. Far reaching harbour views can be enjoyed from the principal and fourth bedrooms.

To the front of the property there is a large driveway which could be ideal for stowing a boat or motorhome alongside your day-to-day parking requirements. There's also a double garage which has direct access to the inside of the property. Gated side access leads to an entertaining patio that extends across the back of the house and there is also an incredibly useful outbuilding to the rear of the property that could be ideal as either a workshop or home office. Steps lead to the main garden which is beautifully landscaped with mature shrubs, trees and planting.

Tenure: Freehold

Council Tax Band: G

Local Authority: BCP Council



### About the Location

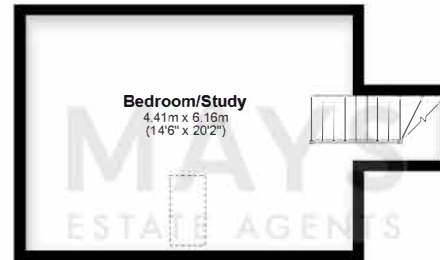
Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' 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.

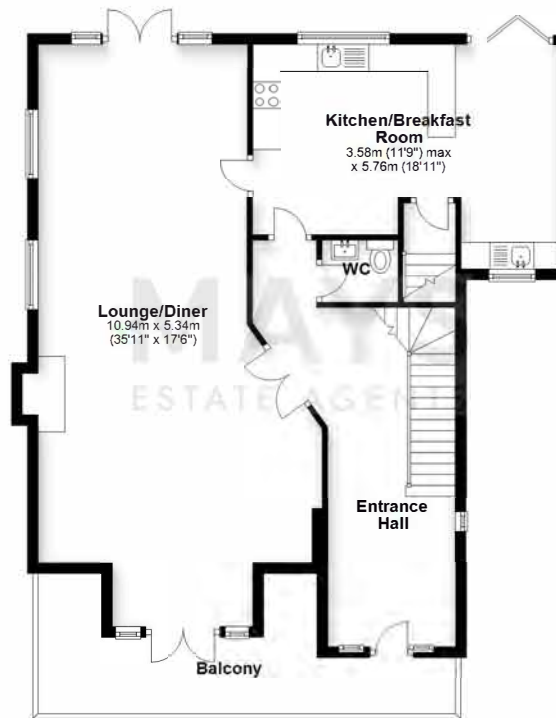
### Second Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



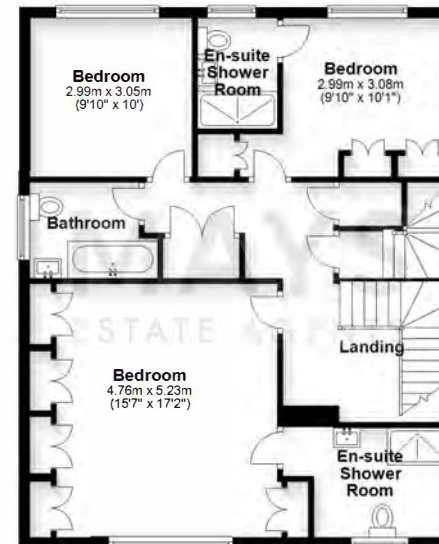
### Upper Ground Floor

Approx. 91.8 sq. metres (988.0 sq. feet)



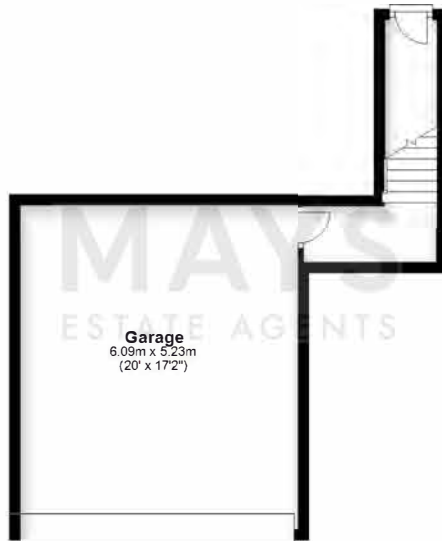
### First Floor

Approx. 76.3 sq. metres (821.8 sq. feet)



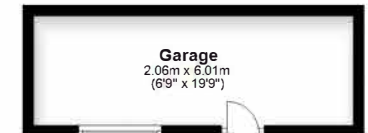
### Lower Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



### Outbuilding

Approx. 12.4 sq. metres (133.4 sq. feet)



Total area: approx. 248.1 sq. metres (2670.1 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 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	74	79
(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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