



Blake Hill Crescent, Lilliput, Poole, Dorset
BH14 8QW





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Freehold Price £1,500,000

Description A delightful 3000 sqft 4 bedroom, 3 bathroom detached home, built 20 years ago by renowned local builders Ankers and Rawlings. The home is set on a good size ¼ of an acre corner plot with split level accommodation and large feature windows with views out over the gardens. Offering fabulous reception space which is ideal for entertaining to include a large kitchen, opening into a dining room and conservatory/sunroom, while double doors lead into a sitting room, as well as a study/family room. The home is very well presented internally and offers further scope for some updating. The reception areas pour out into the garden, where there are lovely areas to sit, dine, or relax. The main front door is approached via a side gate at a higher level, with vehicle access through electric double opening gates at the lower end of the plot. There is a double garage and parking for 3 cars in front of the garage.

- Immaculate presented home, built around 20 years ago and offering over 3000 sq ft of accommodation
- 4 bedrooms, 2 with ensembles and a further family bathroom. One of the ensuite shower rooms has been updated offering a walk in double shower and modern fittings
- Split level entrance with solid wood staircase leading down to the reception areas and up to the bedrooms on the first floor
- The heart of the home offers 4 generous reception rooms that flow well into each other, or can be closed off for more intimate living
- Beautiful lounge/sitting room having a large bay window, open fire and double doors leading to the terrace garden
- Central to the home is a wonderful open plan area with kitchen to one end, dining area in the middle, which leads onto a conservatory and then double doors to the sitting room. Further offering a study/family room and separate utility room
- Kitchen/breakfast room fitted in a range of wooden shaker style units with work tops over and fitted with range style gas hob with double oven below and extractor above, integrated dishwasher and fridge/freezer. Separate utility room with sink unit and space and plumbing for washing machine and tumble dryer
- Extensive oak woodwork to include wooden flooring in the main reception areas and central oak staircase connecting reception living from sleep areas
- First floor with 4 double bedrooms, all with built in wardrobes, 2 ensuite bathrooms, family bathroom and cloakroom
- Gas central heating and double glazing

Set in a highly desirable, and one of the area's prime locations, in Lilliput being within half a mile of Salterns Marina, Blue Lagoon, Parkstone Golf Club and the shops at Lilliput. It is also within Lilliput First School and Baden Powell school catchments. Poole Town Centre, Poole Park and the beaches at Branksome and Sandbanks are all within a couple of miles, with Canford Cliffs Village and Ashley Cross within a mile and a half. Various pleasant walks through chines or along the harbourside lead to the superb beaches that the area is famous for all between 1.5 and 2 miles away. London 100 miles. Southampton 35 miles. Bournemouth airport 9 miles. Bournemouth Town Centre 3.5 miles. Poole Town Centre 2.5 miles. Mainline Railway Station less than a mile at Ashley Cross.

Council Tax Band: G EPC Rate: C



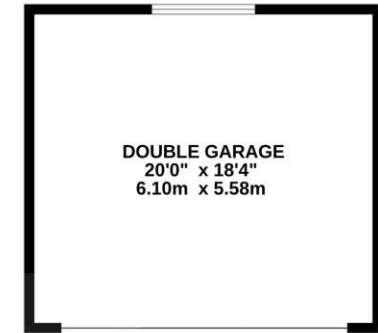






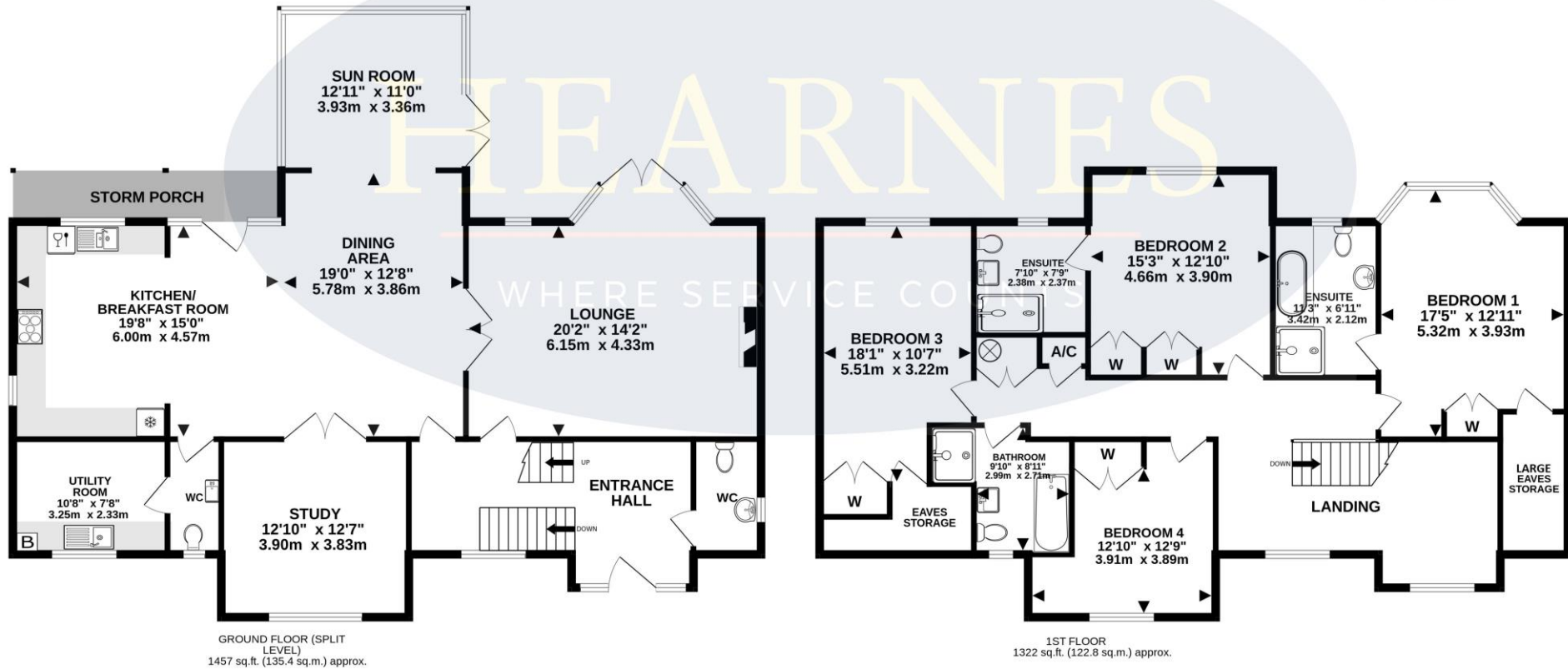
TOTAL FLOOR AREA : 3146 sq.ft. (292.2 sq.m.) approx.

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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DOUBLE GARAGE
20'0" x 18'4"
6.10m x 5.58m

NOT LOCATED IN EXACT
POSITION
366 sq.ft. (34.0 sq.m.) approx.







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