

FOR SALE

31 Elgin Road, Lilliput, Poole,  
Dorset BH14 8QU



PHILIPPA SOLE





£1,150,000

—  
MAIN HOUSE: 5 bedrooms across 2 storeys

2 ensuites & additional shower room

Large open plan kitchen / living / dining room

Stylish log burner in both living areas

SELF CONTAINED ANNEXE: 2-3 bedrooms, 2 bathroom & kitchen / living area

Nearly 3,000 sq.ft

Garage with versatile room / office & toilet

Council Tax House Band F - £3102.31

Annexe Band B - £1670.48

Freehold

## About this property

This unique and spacious contemporary detached house beautifully marries comfort with modern living, making it the perfect sanctuary for a family home or someone looking to generate rental income. The property is 3-storeys at the rear and 2-storeys from the front maximising the natural topography of the plot. Situated in an elevated position in one of Lilliput's premier roads, this property is truly a rare find.

**FIVE-BED MAIN HOME:** At the heart of this home lies a large open-plan living, dining, and kitchen area that is perfect for entertaining and family gatherings. This inviting space is enhanced by a charming log burner, creating a warm and cozy atmosphere during cooler months. Large windows and a balcony offer delightful views of the surrounding area, allowing natural light to flood the space. The modern kitchen is a culinary enthusiast's dream, overlooking the rear garden and equipped with a range of high-quality integral appliances.

The main house comprises five well-appointed bedrooms, offering ample space for both relaxation and privacy. Two of the bedrooms and a family bathroom are conveniently situated on the ground floor, ideal for guests or family members who prefer easy accessibility. The first floor boasts three generously sized double bedrooms with the larger of the rooms featuring a beautiful Juliet balcony that overlooks the picturesque Elgin Woods, creating a serene environment. This suite also has access to a stylish Jack and Jill shower room, shared with the third bedroom, ensuring convenience without sacrificing privacy. The second bedroom on this level comes complete with fitted wardrobes and its own ensuite shower room, adding to the functionality of the space.

**TWO/THREE BED ANNEXE:** The lower level of the property offers a unique opportunity for rental income or multi-generational living. Currently self-contained, this area has its own separate access from the rear garden. It includes a spacious open-plan kitchen and living room, making it an ideal space for independent living. The larger of the bedrooms features an ensuite shower room, while the second bedroom is serviced by a second spacious shower room. There is a third room / reception space, which is perfect for occasional guests or to use as a study.

This property is truly a rare find, presenting a flexible layout that accommodates comfortable living while also offering significant potential for rental income. With its prime location and thoughtful design, this home is an outstanding opportunity for those seeking a family-friendly residence with potential.









## Additional Features

Externally, the property has been recently decorated, enhancing its curb appeal. The outdoor amenities include a stylish decked area with a synthetic lawn, providing a low-maintenance space for outdoor relaxation and entertaining. The garage offers additional storage and includes a convenient toilet at the back. Steps leading from the garage access a large, versatile room that can easily serve as a home office, gym, or hobby space, catering to various lifestyle needs. Ample parking space is available for several vehicles, ensuring convenience for residents and guests alike.

## Location

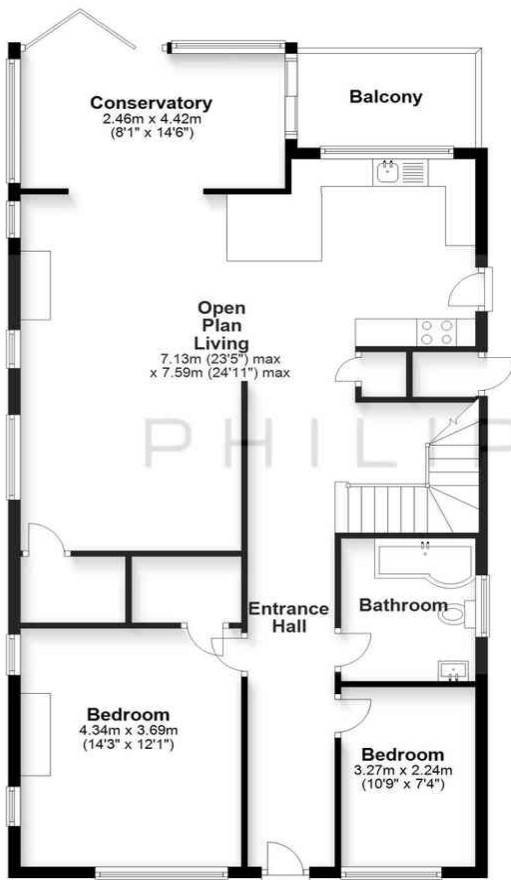
Nestled in a tranquil no-through-road, on an elevated plot in a family-friendly area of Lilliput. Situated directly opposite the hidden gem known locally as Elgin Woods Viewpoint that offers far reaching views across Poole Harbour; this property is tucked away yet central to both nightlife of Ashley Cross and beachlife at Sandbanks. Follow the footpaths through the nature area or along the residential side roads to Lilliput Village where you'll find a selection of local shops and cafes including award-winning patisserie and superb Thai restaurant. Nearby, Ashley Cross offers a funky and safe place to go out day and night, all centred around a pretty village green. The train station, Parkstone, takes you to London Waterloo in around two hours. This property is also located within catchment of the highly desirable Baden Powell Junior and Lilliput Infant Schools and within easy reach of the celebrated Parkstone Golf Course.







**Ground Floor**  
Approx. 106.2 sq. metres (1142.9 sq. feet)



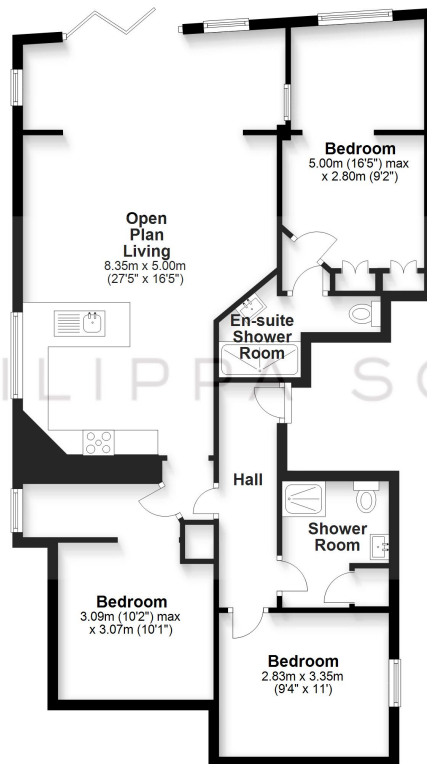
**First Floor**  
Approx. 75.6 sq. metres (813.3 sq. feet)



Total area: approx. 181.7 sq. metres (1956.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

**Annexe**  
Approx. 93.6 sq. metres (1007.5 sq. feet)



Total area: approx. 93.6 sq. metres (1007.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999