



**34 Anthonys Avenue, Lilliput, Poole BH14 8JH**  
**Guide Price £1,750,000 Freehold (Available off plan)**





## Property Summary

Brand new detached contemporary home with substantial south facing garden and partial elevated harbour views in prime central Lilliput.



## 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

This brand new detached contemporary three storey properties is due for completion late 2022.

This outstanding home designed by locally renowned DMW Architects offers luxuriously appointed accommodation extending to approximately 3,000 sq ft.

This property benefits from a substantial south facing garden and partial elevated harbour views conveniently situated in a premier avenue close to central amenities, Salterns Marina and within the sought after catchment area of Lilliput First School.

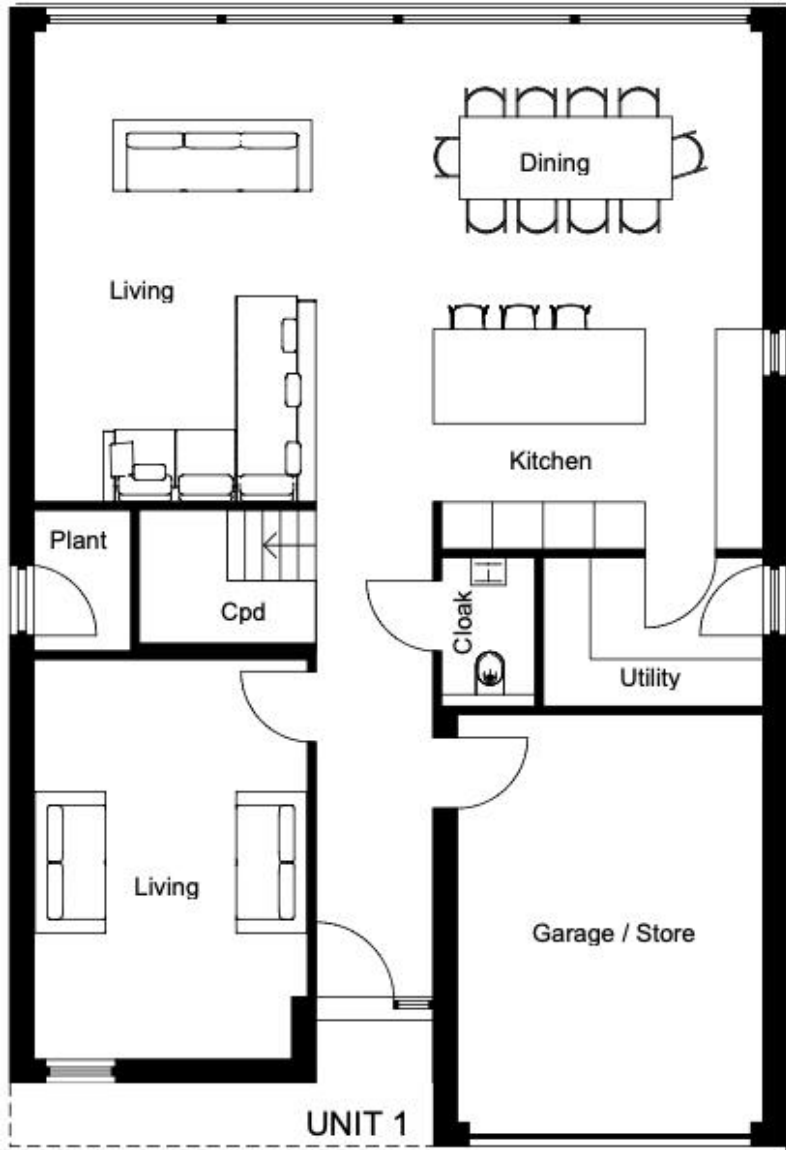
### THE ACCOMMODATION BRIEFLY COMPRISES:

Ground floor: reception hall, cloakroom, living room, large open plan kitchen/dining/family space, utility room and garage/store.

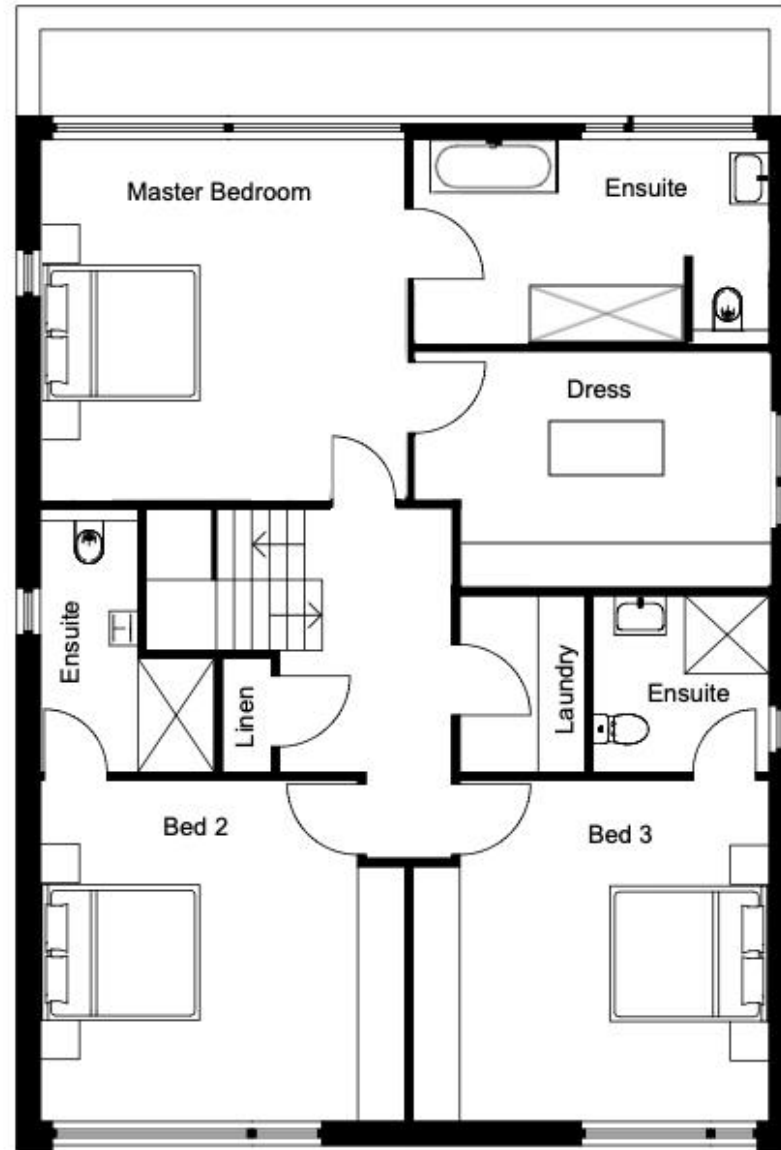
First floor: main bedroom with dressing room & en-suite bathroom, bedroom 2 with en-suite shower room, bedroom 3 with en-suite shower room, and laundry room.

Second floor: bedroom 4 with shower room, and additional versatile living room with harbour views.

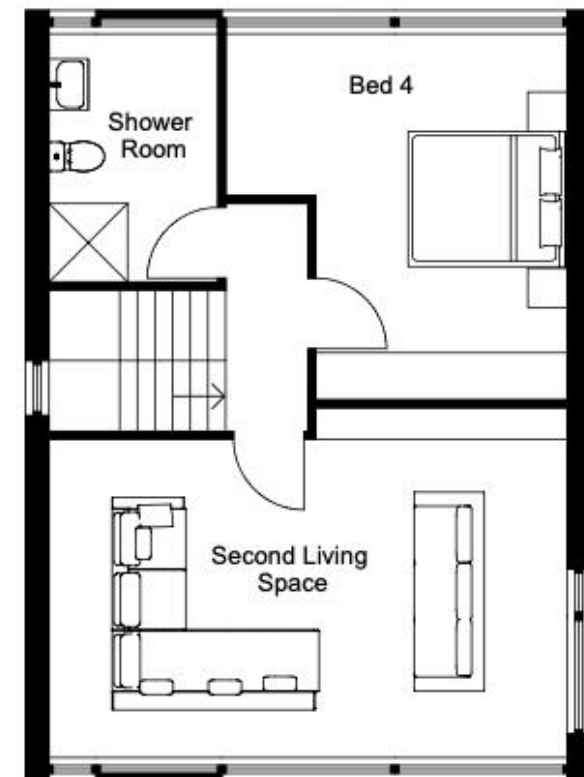




Ground Floor Plan



First Floor Plan



Second Floor Plan



## About the Location

Lilliput village is located approximately half 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.



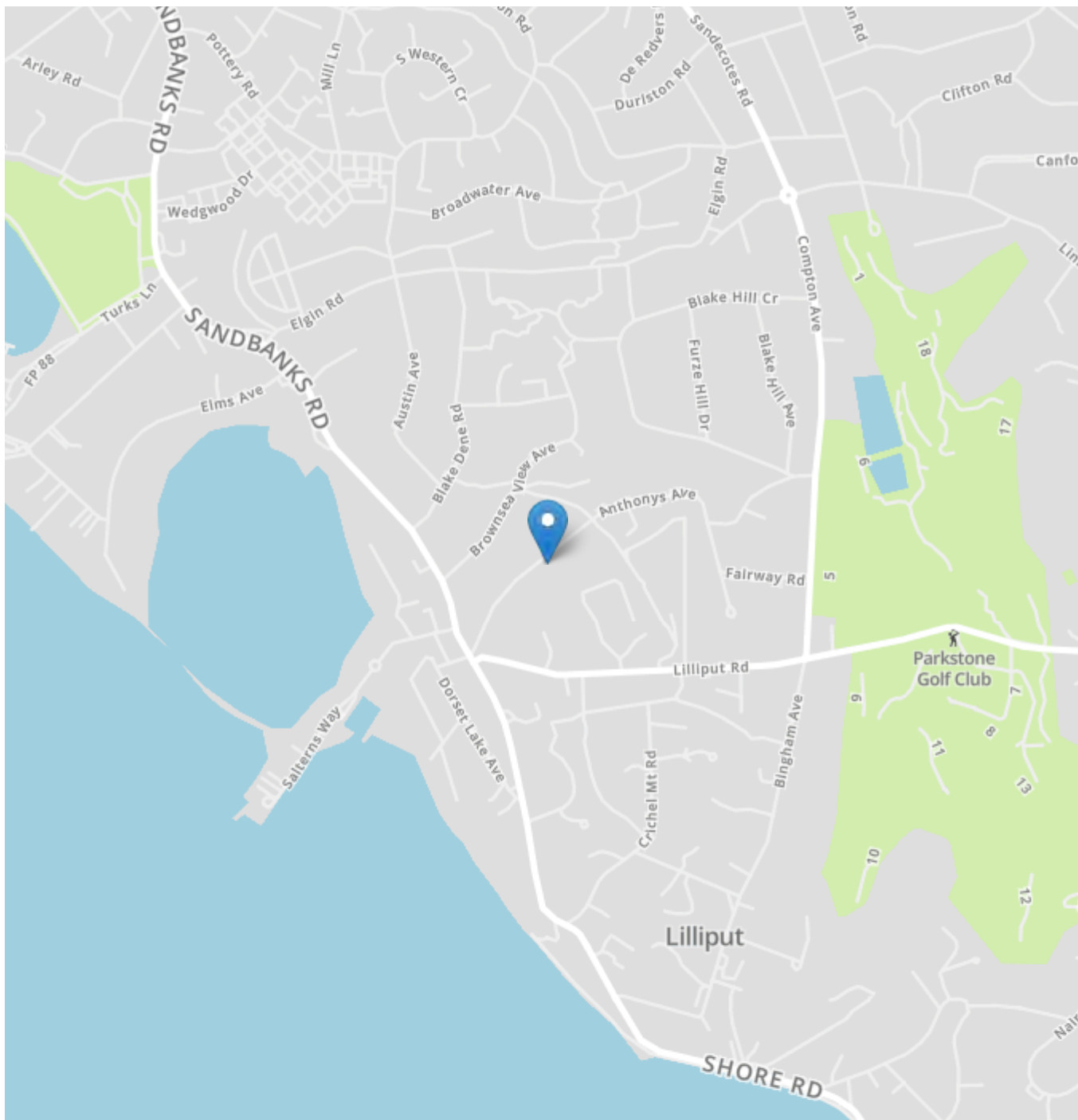
## About Mays

Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

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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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