

Sandbanks Road
Lilliput BH14 8EY

£925,000 Freehold





Property Summary

A bright and spacious four/five bedroom detached residence with private gated access, detached garage and landscaped rear garden. Perfectly situated near central Lilliput amenities and Whitecliff Harbourside Park.



Key Features

- Detached character home with private gated access
- Flexible layout over three floors
- Separate lounge & dining room
- Kitchen/breakfast room
- Large utility room
- Main bedroom with fitted furniture
- Four further bedrooms
- Family bathroom
- Detached garage/workshop & ample parking
- Central Lilliput location



About the Property

This four/five bedroom, two bathroom detached character residence offers flexible accommodation over three floors with a sunny aspect making this a perfect long term home for growing families. The property is set back with deep frontage and enjoys private gated access, and a central Lilliput location near Parkstone Yacht Club.

The property is approached via a block paved driveway leading to the reception hall with all principal rooms leading off.

A real feature of this property is the arrangement of accommodation with multi-generation living opportunities and annex potential.

The property comprises of three main living spaces: the front lounge and dining room that offer separate relaxation and dining spaces and overlook the front driveway with feature bay windows. The kitchen/breakfast room located to the rear of the property offers a range of fitted cupboards and includes space for appliances.

A large connecting utility room allows for direct access outside and a sizeable cloakroom and separate bathroom completes the ground floor accommodation.

Stairs from the cloakroom area lead to the first floor landing with access to the loft room.

The main bedroom, with fitted furniture, is spacious and is located to the south elevation. There are three further bedrooms on this floor and a fully tiled family bathroom. Bedroom five is located via a fixed staircase from the landing area.

Externally the property benefits from a generous frontage incorporating a block paved driveway providing ample parking and side access to a detached garage/workshop, which has a boarded loft space with ladder and lighting for more storage. To the rear of the property is a private low maintenance garden with an attractive outlook enclosed by fencing. Immediately adjoining the property is a patio terrace ideal for entertaining and alfresco dining.

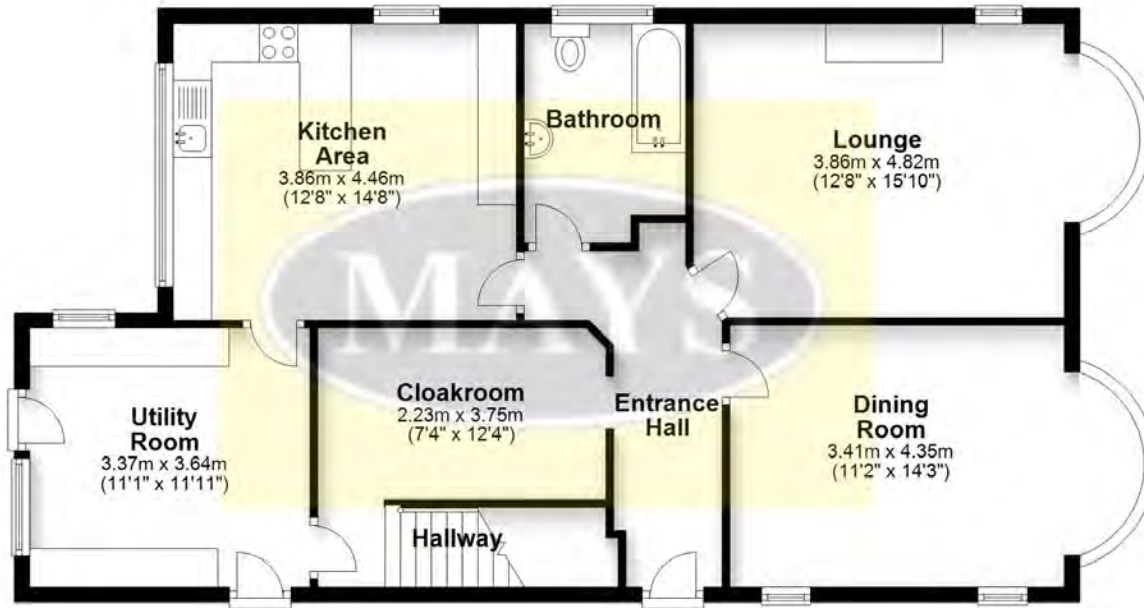
Tenure: Freehold

Council Tax Band: E



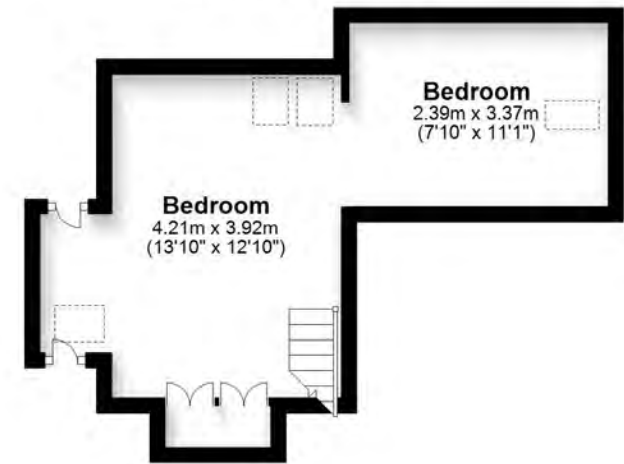
Ground Floor

Approx. 92.4 sq. metres (994.5 sq. feet)



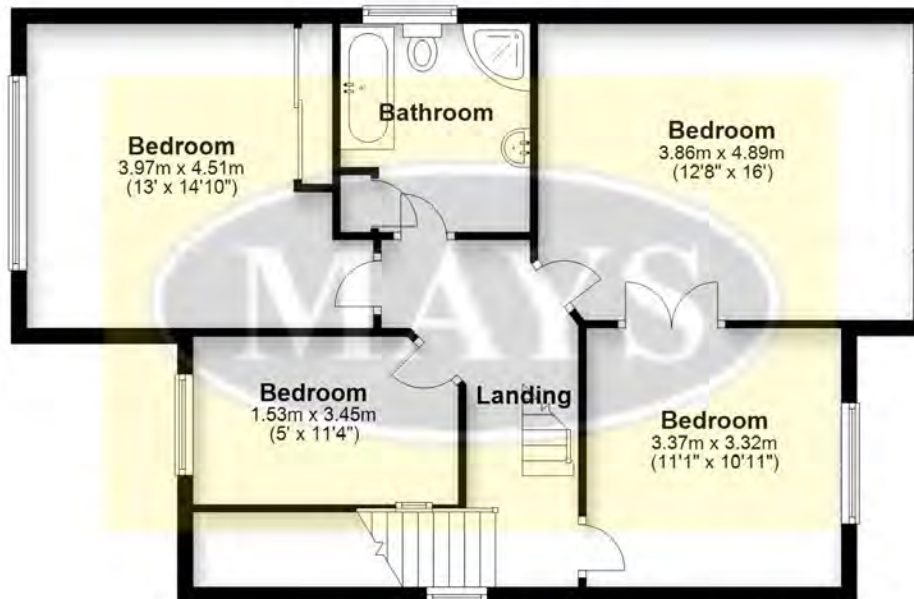
Second Floor

Approx. 23.3 sq. metres (251.3 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



Outbuilding

Approx. 26.5 sq. metres (284.7 sq. feet)



Total area: approx. 216.2 sq. metres (2327.1 sq. feet)



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 and Co-operative petrol station, 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. 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 close by. 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.

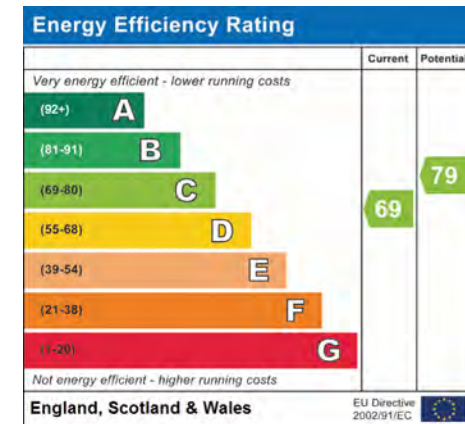
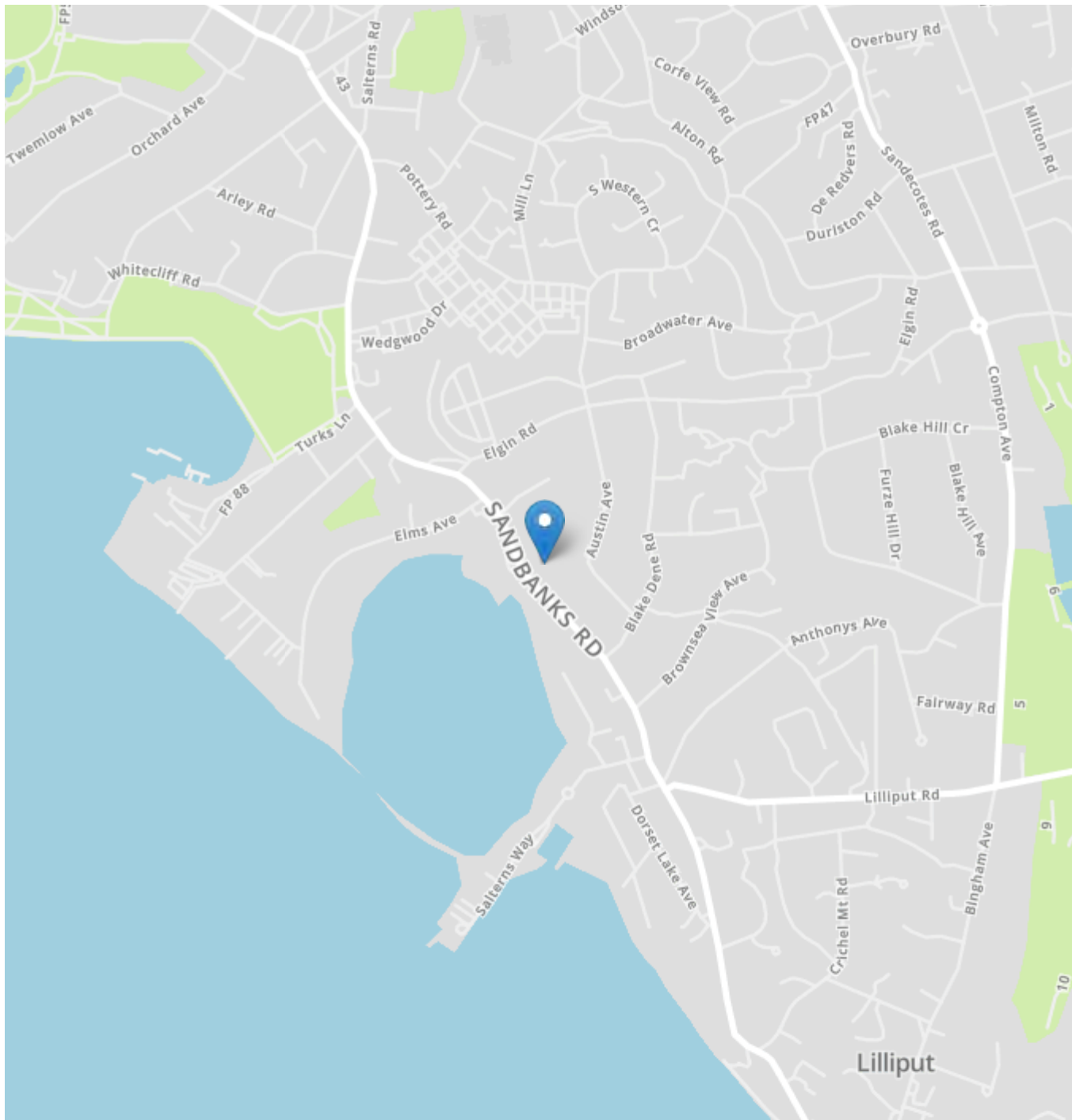


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We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with 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 nearly 30 years.



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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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