

FOR SALE

30 Blake Hill Avenue, Lilliput,  
Poole, Dorset BH14 8QA



PHILIPPA SOLE



Offers in Excess of  
£850,000

—

Beautifully presented 4 bedroom  
home

Spacious and well proportioned  
accommodation

3 bath/shower rooms

Elevated views towards Parkstone  
Golf course

Impressive principal bedroom with  
southerly aspect balcony

Garage and off road parking

Close to local shops and transport  
links

Approximately 2088sq/ft of  
accommodation

Council Tax Band F - £2,958.57  
Freehold

## About this property

Charming, four bedroom, detached home boasting versatile accommodation positioned over two floors in sought-after Lilliput. Including: Welcoming reception hall with window seat, character kitchen with separate utility room. Dining room with garden access and spacious lounge with large box bay window. Family bathroom and two en suites. Skilfully landscaped garden and oversized single garage plus off road parking.

Introducing an impeccably maintained, four bedroom detached residence, positioned on an elevated plot in a much sought-after and quiet residential avenue. Under the current ownership, the property has undergone thoughtful extensions and modernisation. As you step inside, a spacious entrance hall welcomes you, leading to a front lounge with far reaching views towards Parkstone Golf course. The ground floor includes a stunning guest bedroom, with large en suite shower room and direct garden access. The kitchen is extensively fitted with a range of solid wood units, integrated appliances including a range style cooker and a central island breakfast unit, this seamlessly connects to the dining area with doors to the paved garden terrace. To complete the ground floor is the utility room, with front and rear access, space and plumbing for a washing machine and separate tumble dryer, plus additional storage.

Upstairs, three generously proportioned double bedrooms await, with the primary bedroom featuring an en suite bathroom, walk in dressing area and the luxury of a balcony, bound by chrome and glass balustrading enjoying views over the rear garden. The other two bedrooms are serviced by the luxury family bathroom. Outside, the garden has been designed by the present owners for low maintenance, incorporating many seating areas and with mature and seasonal planting.

## Location

Located in one of the quieter avenues of the area, yet close to the local shops at Lilliput and the highly regarded Parkstone Golf Course. Ashley Cross is close by with its array of shops, restaurants, and a wonderful café culture, it is generally an area that provides everything needed for day to day living. The direct train line into London Waterloo goes from both Branksome and Bournemouth taking approximately two hours; whilst the award winning sandy bathing beaches and Poole Harbour provide an array of water sports and boating facilities.





Total Area: 221.9 m<sup>2</sup> ... 2389 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	76
England, Scotland & Wales			
EU Directive 2002/91/EC			

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