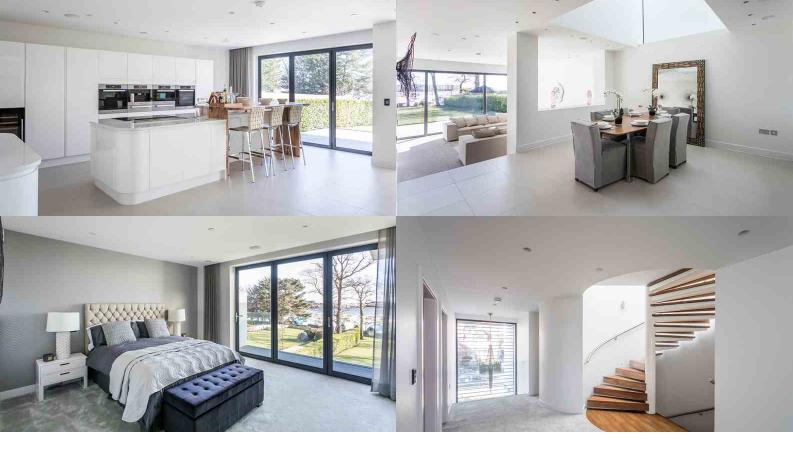
PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE





£2,395,000

Brand new home

Harbour views

Four bedrooms, four bathrooms

Magnificent master suite with private terrace

Home automation system

Shared use of private jetty

Large south facing garden

Vast terracing and balconies

Council Band H - £3,171,48

Freehold

ABOUT THIS PROPERTY

Sitting on the waters edge, Laguna is a spectacular brand new home featuring contemporary architecture and a light and spacious interior. It boasts four bedrooms, four bathrooms and a spectacular master suite sitting on the top floor with a private terrace overlooking the harbour. With generous rooms sizes and a large south facing garden with shared use of a private jetty, Laguna will make the perfect home to capture the true essence of luxurious waterfront living.

Laguna's name couldn't be more apt, with this brand new home sitting right on the waters edge boasting spectacular views of Poole harbour and beyond. It has been cleverly designed to ensure every aspect of luxurious waterfront living is captured. The contemporary exterior is complemented by a spacious interior with high ceilings and a feature double height gallery.

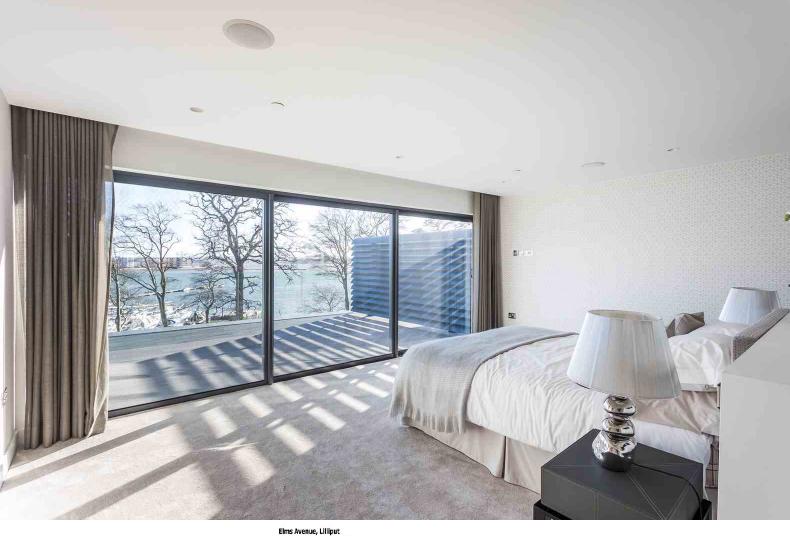
The ground floor features four reception rooms including a beautifully designed kitchen breakfast room, dining room and family room, as well as a useful study, Cloakroom and utility room. The open plan living makes it ideal for entertaining, with the principal rooms having sliding doors that lead onto the patio and rear garden stretching down to the water.

A feature spiral staircase leads up to the first floor where you will find 3 ensuite bedrooms, with the second benefitting from a dressing room and balcony enjoying impressive views overlooking the water. There is also a further sitting room with sliding doors and access to a terrace, again boasting those wonderful harbour views. The spectacular master suite on the second floor has a private dressing room, luxury bathroom and a large private terrace. The property benefits from a whole home automation system

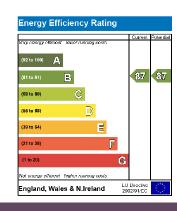
LOCATION

Sitting in a quiet corner of Poole harbour on the waters edge, Laguna is enviably positioned. With Lilliput and Canford Cliffs nearby, it is within easy reach of the shops, cafés and restaurants that both have to offer. The award-winning beaches of Sandbanks are close by as too are various local marinas. The train station at Parkstone provides excellent rail links into London Waterloo in under two hours.





Elms Avenue, Lilliput Appensionable Consectationed Area 3. All 5 spin / 4158 or 8 Encurry Taraces and Saltery Master Bedroom 6 day 5 to 212 x 168 Second Floor Cressing 100 x Bedroom 3 5.84 x 3 60 162 x 111 Carcin 162 x 111 Carcin 162 x 111 Carcin 163 x 3.75 Libity 163 x 1.72 Libity 164 x 1.72 Libity 164 x 1.72 Libity 164 x 1.72 Carcin 164 x 1.72 Carcin 165 x 1.72 Carcin 172 x 1870 Carcin 172 x 1870 Carcin 173 x 174 Carcin 174 x 175 Carcin 175 x 175



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