

Blake Hill Avenue, Lilliput BH14 8QA

Guide Price £1,500,000 Freehold

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Property Summary

An architecturally designed five bedroom four bathroom detached residence enjoying far reaching views towards Parkstone Golf Course. Offering a contemporary and versatile arrangement of rooms extending to approximately 3206 sq ft and designed over three storeys. Privately set on one of Lilliput's most desirable avenues, this fabulous property really is the ideal modern family home.

Key Features

- Contemporary five-bedroom detached home
- Extending to approximately 3206 sq ft
- Large hallway with a feature staircase
- Modern kitchen lifestyle space
- Large feature decked terrace
- Two spacious reception rooms
- Additional Media Room
- Principal bedroom suite with private dressing room & luxurious ensuite bathroom
- Ground floor annexe
- Integral garage





About the Property

When you approach the property you are immediately impressed with the imposing and striking design features of this home. The block paved driveway offers parking for various vehicles and leads to an integral garage.

On entering the property there is a large hallway with a feature staircase that rises to all floors. To provide a degree of separation and privacy for visiting guests, the ground floor enjoys a full bedroom suite and separated living space with an open plan arrangement and direct access to the landscaped rear garden terrace via bi-folding doors. This space is an ideal addition for those seeking a disconnected home office, annex-style accommodation for relatives, or additional home income.

Rising to the first floor, the main kitchen lifestyle space enjoys bi-folding doors opening to a large westerly decked terrace and landscaped rear garden. The kitchen has a plethora of integrated items, and a feature island forms a natural gathering place in the kitchen which is ideal for entertaining. The modern nature of the kitchen complements the style of the property perfectly.

Everyday life is enhanced through the various reception spaces positioned towards the front of the property including a separate front lounge with elevated tree-top views, a second reception room, which is currently in use as our client's home office, and a connecting media room- perfect for entertaining or 'losing' the children. A practical utility room/WC completes this level.

To the second floor, there is a truly amazing principal bedroom suite with a private dressing room and luxurious en-suite bathroom. This room is flooded with natural light and offers far reaching treetop views towards Parkstone Golf Course.

There are three further bedrooms to this level which are generous doubles, all with fitted wardrobes, and these are serviced by a beautiful family bathroom.

To the rear of the property is a large feature decked terrace and landscaped garden, which is again ideal for entertaining with plentiful space for sun loungers and social gatherings with a high degree of privacy. Stocked with a variety of mature shrubs, the garden provides a beautiful backdrop from the kitchen lifestyle space, and a quality detached garden room with power and lighting is positioned at the end of the garden and offers an ideal separate gym/studio room.

Tenure: Freehold Council Tax Band: F

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, 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.

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.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

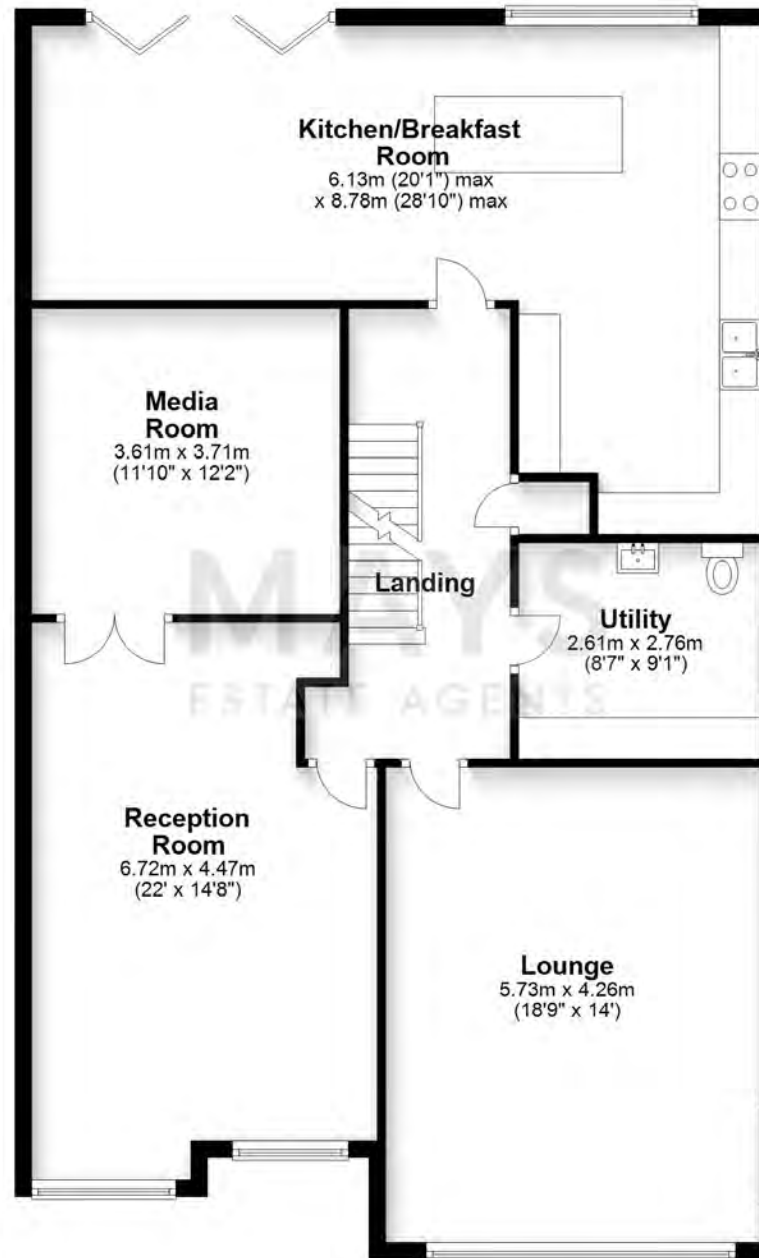
Ground Floor

Approx. 78.0 sq. metres (839.2 sq. feet)



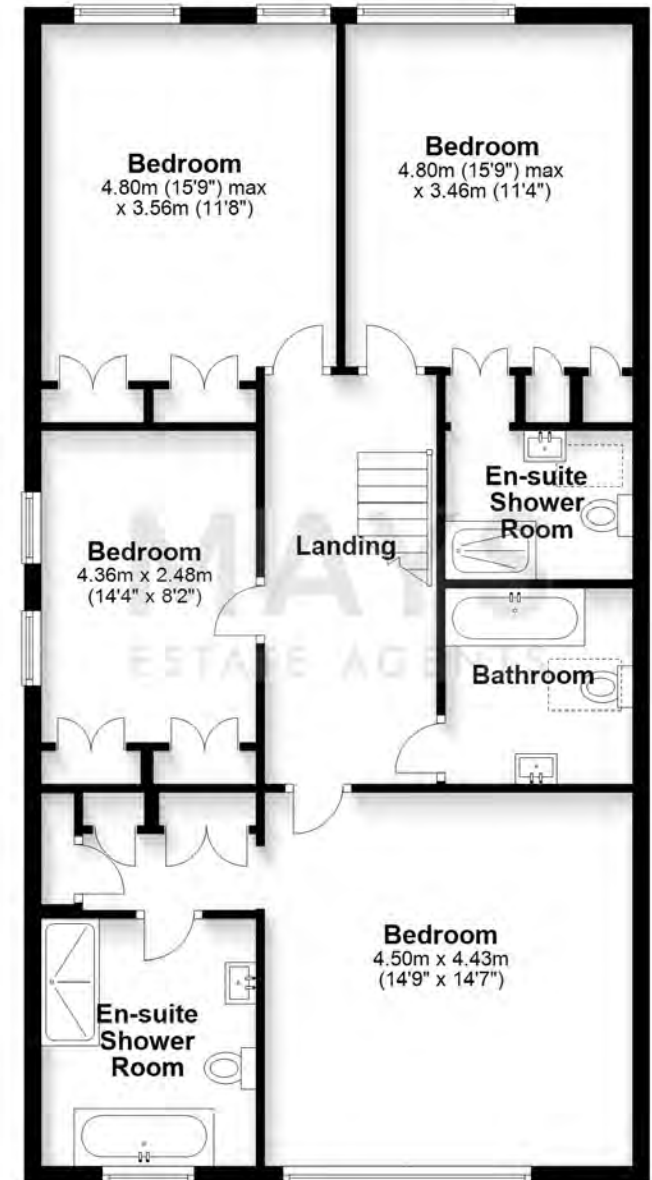
First Floor

Approx. 122.3 sq. metres (1316.4 sq. feet)



Second Floor

Approx. 97.6 sq. metres (1050.9 sq. feet)



Total area: approx. 297.9 sq. metres (3206.4 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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