

Lilliput Road  
Lilliput, Poole BH14 8JU

Guide Price £1,450,000





## Property Summary

A unique opportunity to acquire a beautiful character home with five double bedrooms, located in the heart of Lilliput, moments from Poole Harbour and the famous Salterns Marina complex. Modernised and refurbished to an incredibly high standard, the property presents over 3,200 sq/ft of generous and versatile living accommodation and can be configured to provide a self-contained two-bedroom annexe.



## Key Features

- Impressive entrance hallway with cloakroom and utility
- Stunning 30' kitchen/ dining lifestyle room opening to the garden
- Two further reception rooms
- Large home office/playroom or occasional bedroom
- Four ensuite bathrooms and family shower room
- Spacious loft room
- Integral garage and off-street parking for numerous vehicles
- Large landscaped rear garden with entertaining patio
- The property is offered to the market with no forward chain



### About the Property

The ground floor accommodation in the main house presents an impressive reception hallway which has a cloakroom and sensibly positioned utility room. There are two opposing reception rooms to the front of the property and a stunning kitchen/dining lifestyle room is positioned to the rear. The kitchen has been beautifully fitted and features include a large central island and overhead atrium which floods the room with natural light.

An inner hallway affords access to the accommodation which is currently in use as an annexe, and this also connects to the integral garage.

The first landing leads to three double bedrooms, all with fitted wardrobes. Two of the bedrooms have private ensuites and an additional shower room services the third bedroom. Stairs continue to rise from the first floor to a large loft room which is currently in use as a study and convenient storage area.

The rear garden has a large entertaining patio adjacent to the kitchen/lifestyle room and the main garden has been landscaped with a variety of mature shrubs and trees. The gardens measure some 18m x 15m and enjoys a good degree of privacy.

The self-contained two double-bedroom annexe benefits from its own entrance and hallway from which a toilet/utility is accessed. There is an open plan living/dining which opens to a modern fitted kitchen and this open plan room leads to a private retained garden terrace. On the first floor of the annexe there are two double bedrooms with fitted wardrobes and private ensuite shower rooms.

Tenure: Freehold

Council Tax Band: F

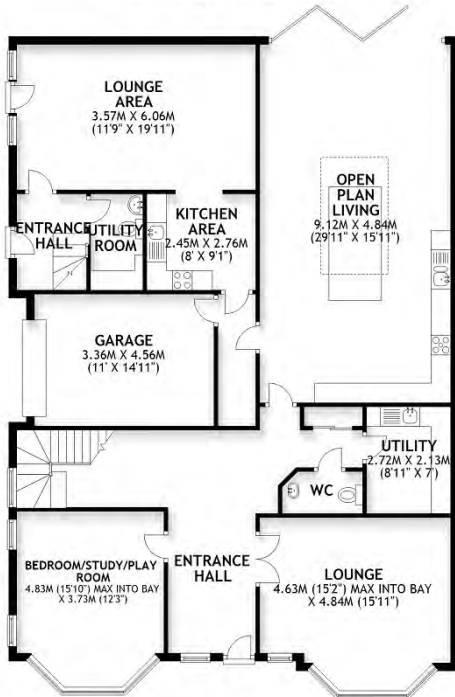
### About the Location

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 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 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.

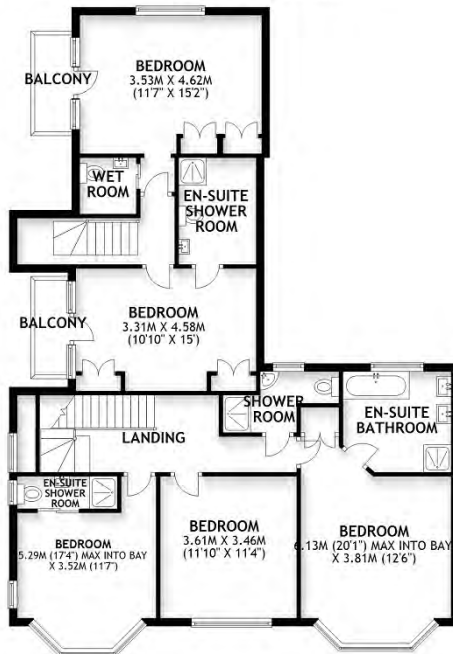
**GROUND FLOOR**

APPROX. 169.0 SQ. METRES (1818.6 SQ. FEET)



**FIRST FLOOR**

APPROX. 115.6 SQ. METRES (1244.4 SQ. FEET)



**SECOND FLOOR**

APPROX. 18.8 SQ. METRES (201.9 SQ. FEET)



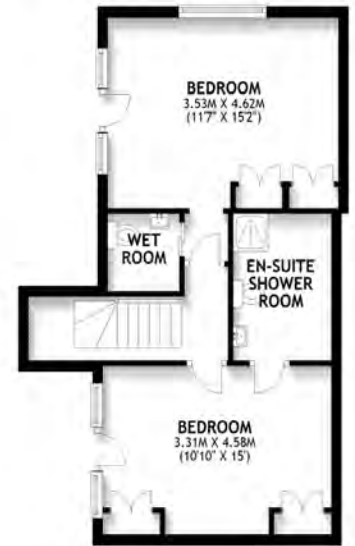
**GROUND FLOOR**

APPROX. 52.8 SQ. METRES (568.8 SQ. FEET)



**FIRST FLOOR**

APPROX. 46.4 SQ. METRES (499.3 SQ. FEET)



TOTAL AREA: APPROX. 303.3 SQ. METRES (3265.0 SQ. FEET)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 956006). Plan produced using PlanUp.



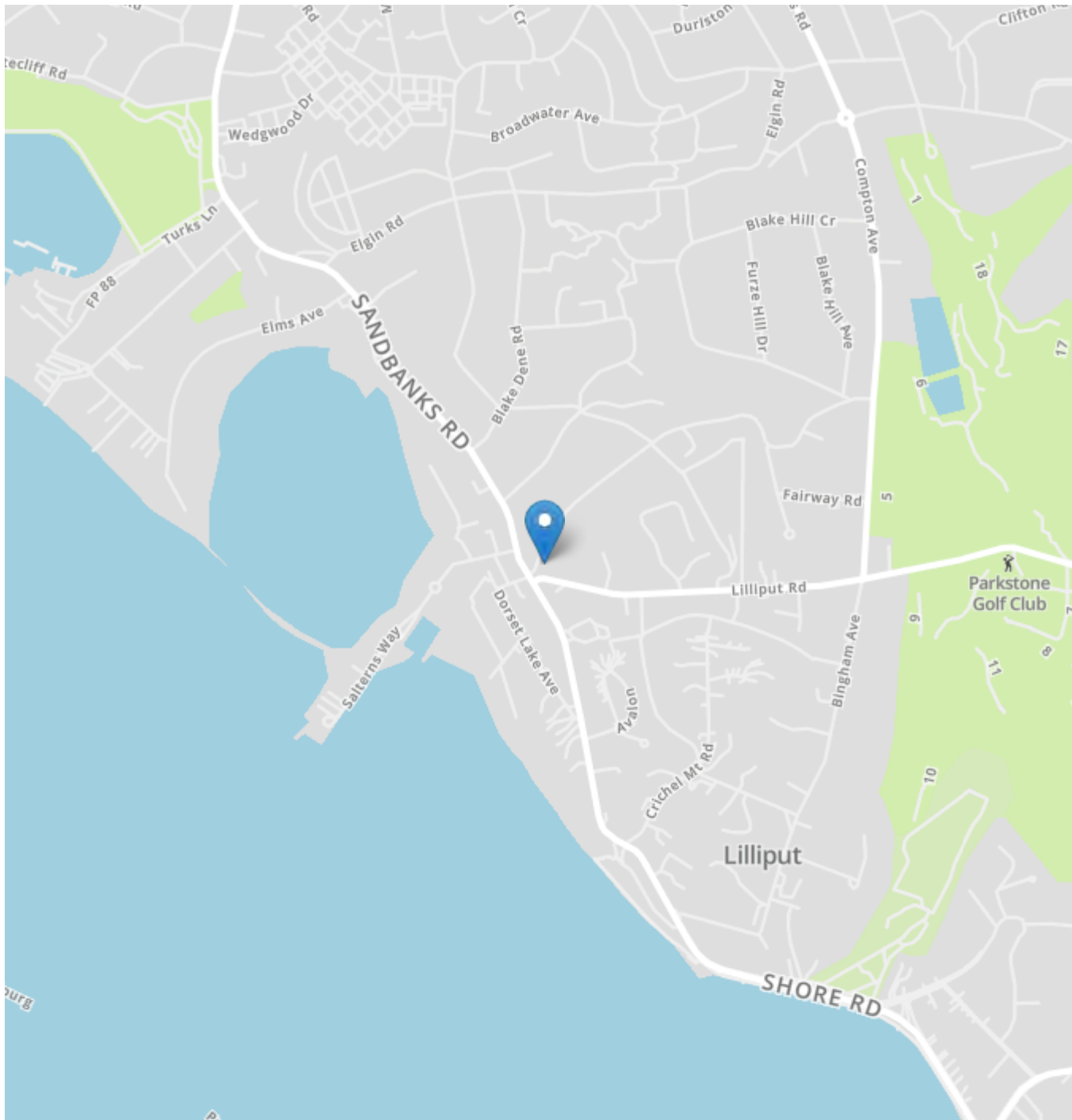



## About Mays

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.



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>	71	79
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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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