

Lilliput Road, Lilliput BH14 8JZ
Offers in Excess of £885,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A charming extended cottage-style residence with elevated Poole harbour glimpses, four bedrooms, three reception rooms and beautifully landscaped grounds. Perfectly positioned in central Lilliput near Evening Hill Viewpoint.



Key Features

- Charming extended cottage-style residence
- Lounge with open fireplace
- Two further reception rooms
- Kitchen/breakfast with luxury Limestone flooring
- Additional pantry storage
- Four spacious bedrooms
- Beautifully landscaped grounds
- Southerly aspect
- Private garage & off-road parking
- Perfectly positioned in Lilliput near Evening Hill Viewpoint



About the Property

As one of three original properties constructed on Lilliput Road, this period home has a wealth of character and offers flexible accommodation to suit the needs of growing families or downsizers alike wanting to maintain a foothold in an enviable location in central Lilliput.

An entrance hallway provides access to the main ground floor accommodation featuring natural wood flooring leading to three spacious reception rooms, a separate kitchen/breakfast room and a ground floor WC.

A real feature of this home is the beautifully landscaped grounds and southerly aspect. The lounge features an open fireplace, green garden views and plenty of space for soft seating with direct access outside to the patio sun terrace via French doors. The extended dining room is perfectly positioned next to the kitchen/breakfast room and equally offers direct garden access.

The kitchen offers a comprehensive range of fitted cupboards and appliances with luxury Limestone flooring and additional pantry storage, space for a table and chairs and direct access outside via a stable door.

Currently set up as a home office, the third reception room offers a flexible space to the front of the property and can equally be used as a snug lounge or playroom.

Rising to the first floor, four spacious bedrooms and two bath/shower rooms await. The main and second bedrooms both have fitted wardrobes and overlook the landscaped southerly-facing rear garden with elevated Poole Harbour glimpses. The third and fourth bedrooms are to the front elevation.

Externally, the plot is beautifully landscaped with an immaculate lawn, tended borders, and patio terracing – perfect for entertaining. The property also benefits from additional storage sheds, including a wood store, and a private garage at the rear of the plot, accessed via a shared road. The front driveway provides off-road parking for multiple vehicles.

Tenure: Freehold

Council Tax Band: F (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

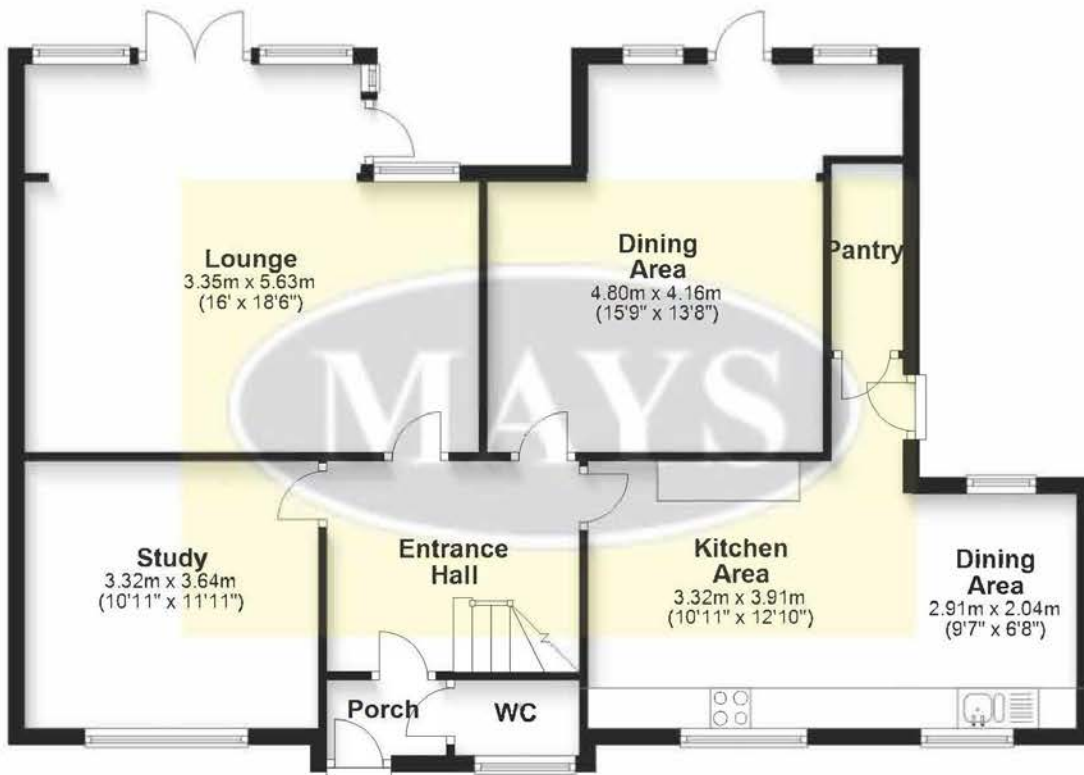
Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138



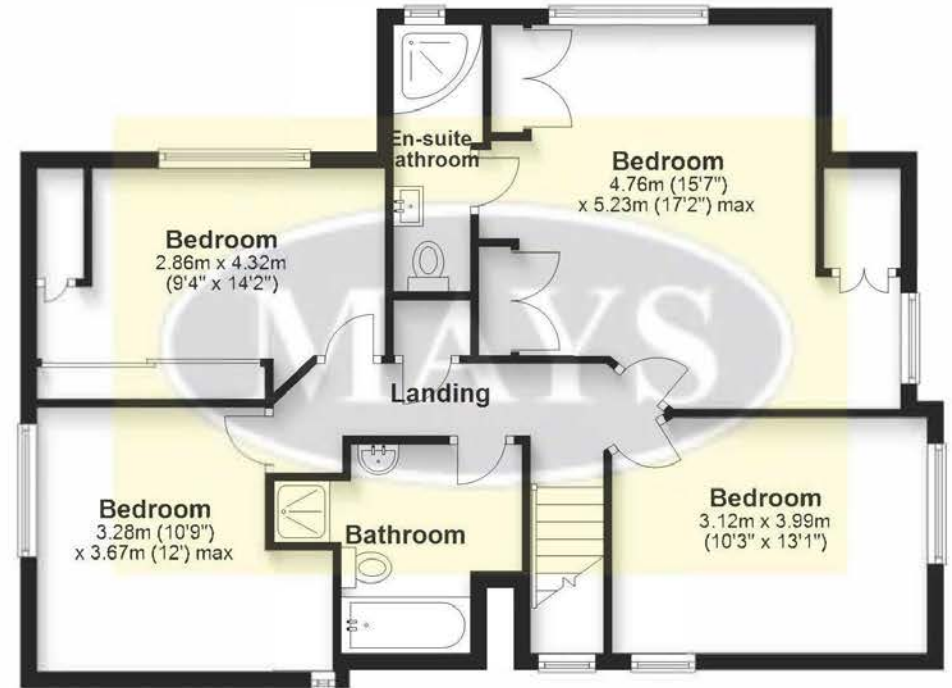
Ground Floor

Approx. 92.7 sq. metres (998.1 sq. feet)



First Floor

Approx. 74.4 sq. metres (800.3 sq. feet)



Total area: approx. 167.1 sq. metres (1798.4 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 (Tel: 01202 556006)
Plan produced using PlanUp.



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.

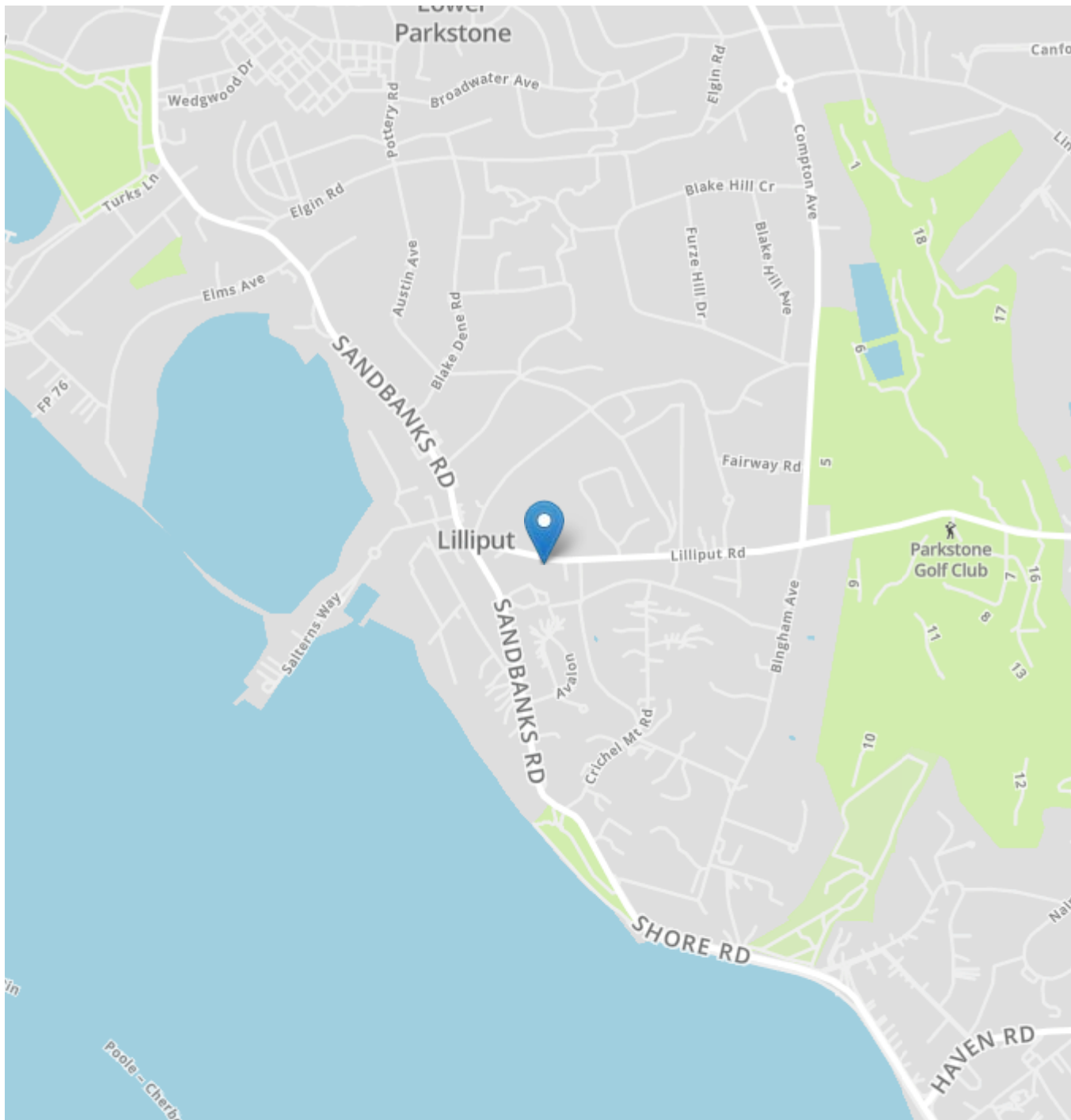


About Mays

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 30 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 so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

Mays and their clients give notice that:

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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