

Austin Avenue, Lilliput BH14 8HD

£765,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A detached four-bedroom home with incredibly versatile accommodation positioned on a highly sought after road in Lilliput, moments from well-regarded schools and the open water of Poole Harbour. The property enjoys an elevated positioning from the road and to the rear there is a mature private garden with outbuildings. We feel this is a superb home for both families looking to be within favoured school catchments or buyers wishing to acquire a home with a flexible arrangement of rooms.



## Key Features

- Large reception hallway
- Living room with dual aspect
- Kitchen/dining room opening to the rear garden
- Four double bedrooms
- Family bathroom
- Shower room
- Mature gardens to front and rear
- Off-street parking
- Outbuildings and summer house



## About the Property

On entering the property, you can't fail to be impressed by the double height reception hallway which is flooded with light. The hallway is centrally positioned in the property and creates a wonderful feeling of space and provides independent access to all internal rooms. The dual aspect living room is positioned to the rear of the house and has double doors which open to the rear garden. The kitchen/dining room is similarly positioned to the rear and is fitted with a comprehensive range of units. Double doors with a bespoke mesh screen open to the rear garden and a decked patio area which is ideal for outdoor entertaining.

There are also two double bedrooms located to the front of the property on the ground floor and these are serviced by a modern bathroom which has both a full-size bath and a separate shower cubicle. If a fourth bedroom were surplus to requirements, either of the bedrooms would present well as a secondary reception room.

To the first floor, the principal bedroom is a superb size and there is a glass Juliet balcony that opens from double doors and overlooks the rear garden. There is another double bedroom on this level and both bedrooms enjoy the use of a modern shower room that is sensibly positioned between both rooms.

To the front of the property there is a landscaped garden that surrounds the off-street parking and gated side access leads to the rear. The rear garden enjoys a good degree of privacy and is mainly laid to lawn with mature surrounding planting. There are several outbuildings and also a summerhouse positioned to the rear.

Tenure: Freehold

Council Tax Band: F



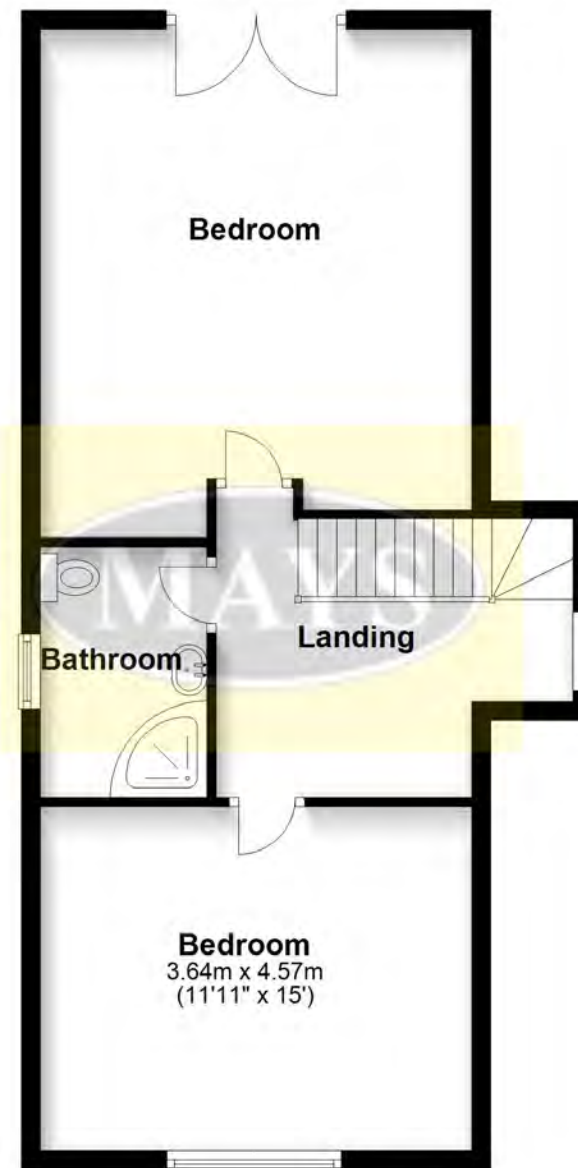
### Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



### First Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



**Total area: approx. 123.6 sq. metres (1329.9 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 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, 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.

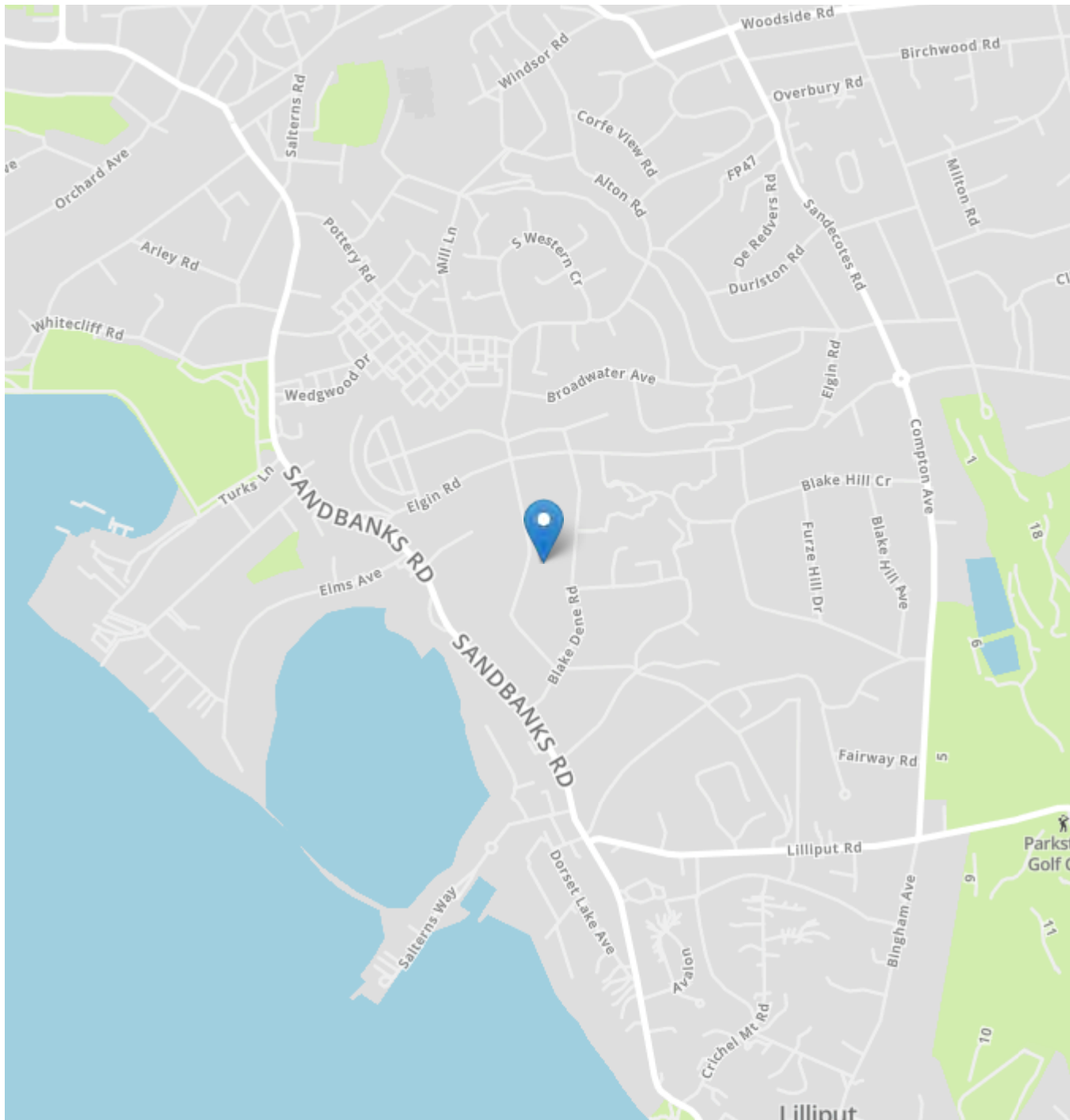



## About Mays

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>                            |         | 82  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 65      |   |
| (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  |

### 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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