



Partridge Drive, Lilliput BH14 8HJ







## Property Summary

We are proud to offer this contemporary detached four-bedroom home with open views over Poole Harbour, set on a quiet road moments from Parkstone Golf Course, Marinas and Yacht Clubs and well-regarded schools. The property has a superb arrangement of rooms with all four of the bedrooms having a private ensuite and the open-plan reception room offering features such as a vaulted ceiling, impressive cathedral style feature window and a retained terrace overlooking Poole Harbour.



## Key Features

- Large reception hallway with feature staircase
- Living/dining room open to a modern fitted kitchen
- Four double bedrooms (all ensuite)
- Utility room, generous garage and off-street parking
- Retained first floor terrace with water views
- Private rear garden with elevated sundeck
- Open views of Poole Harbour
- Contemporary design features throughout



## About the Property

The main living accommodation (as can be seen from the images) is beyond impressive with a feature vaulted ceiling running the entire length of the room. Although this area is open which creates a feeling of space and light, there are separate and clearly defined areas for lounging, dining and cooking. For entertaining, this room is about as good as it gets in our opinion. Whilst Poole Harbour can be seen from inside the property, in the Summer months there would be nothing better than opening the doors from the living area to the retained terrace and enjoying a sunowner with the open water in the background.

Sensibly the first floor has a large bedroom with a private ensuite and there's even a glass Juliet balcony with double doors that overlooks the rear garden. If you want a degree of separation the bedroom accommodation for visiting guests or older children offers you exactly that. The three further bedrooms (all of which are comfortable doubles with private ensembles) are located on the ground floor and each enjoys doors that open out to the gardens. There is also a utility room on the ground floor and a courtesy door leads through to the integral garage.

The garden is hard landscaped for ease of maintenance with a variety of mature and well-established planting. Steps rise from the rear garden to a further sun terrace which again is surrounded by established planting

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.

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## Floorplans



Ground Floor



First floor

Total Area: 181.4 m<sup>2</sup> ... 1952 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only







## About the Location

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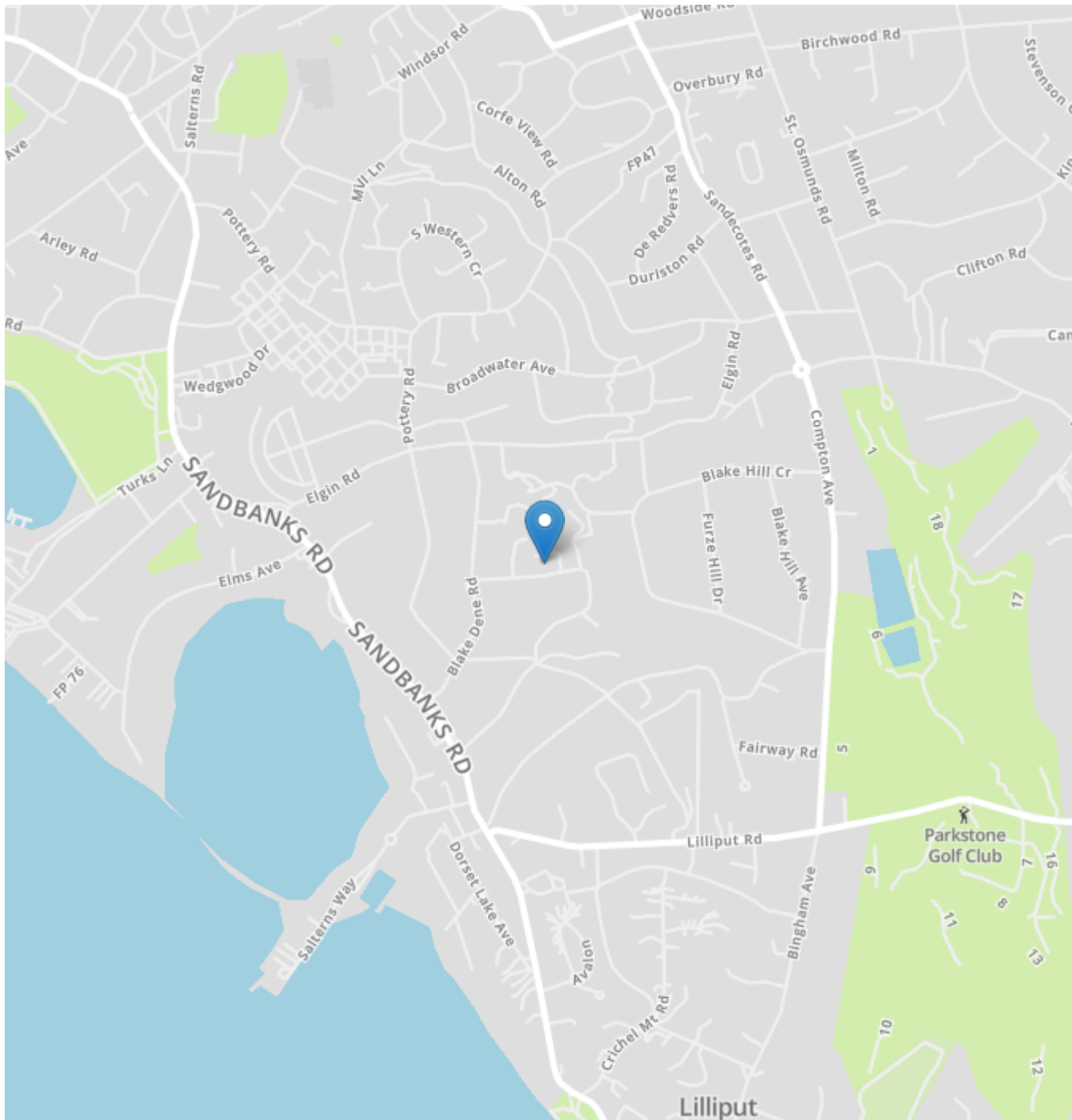
## About Mays

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 and letting property 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+) <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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