

Lagoon Road, Lilliput BH14 8JT  
Guide Price £1,250,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

Exceptional waterside home with Blue Lagoon and Poole Harbour Views. Five bedrooms, three storeys, added value potential and a prime south coast location



## Key Features

- Water views
- Five bedroom detached house
- Double garage & driveway
- Low maintenance level rear garden
- Open plan living area
- Master bedroom with fitted wardrobes and en-suite shower room
- Summerhouse
- Three storey house
- Well appointed kitchen
- Separate utility room





## About the Property

Positioned in one of the South Coast's most sought-after waterside settings, this impressive three-storey residence offers spacious and flexible accommodation with uninterrupted views across the Blue Lagoon and Poole Harbour from the upper floors.

Boasting five bedrooms, the home is ideal for multigenerational living or those seeking versatile space with added value potential.

### Ground Floor: Comfort & convenience

Two well-proportioned bedrooms located at the rear, each with sliding doors opening onto the beautifully landscaped garden

Family bathroom and separate WC

A spacious utility room with direct side access to the front and rear gardens  
Integral double garage providing ample storage and secure parking

### First Floor: Living with a view

The highlight of this level is the stunning open-plan lounge and dining area, opening directly onto a full-width balcony terrace with breath taking Lagoon views

A well-appointed kitchen separates the living space from the principal bedroom suite

The main bedroom features fitted wardrobes and a private ensuite bathroom

A separate WC completes this level

### Top Floor: More views, more space

Bedroom two offers arguably the best views in the house, overlooking the water with a private balcony

A further bedroom or ideal study space with eaves storage is located at the rear

### External features

Low-maintenance landscaped garden with two artificial lawn areas

Raised patio terrace ideal for outdoor entertaining

Summerhouse offering additional flexible space

Off-road parking for multiple vehicles at the front

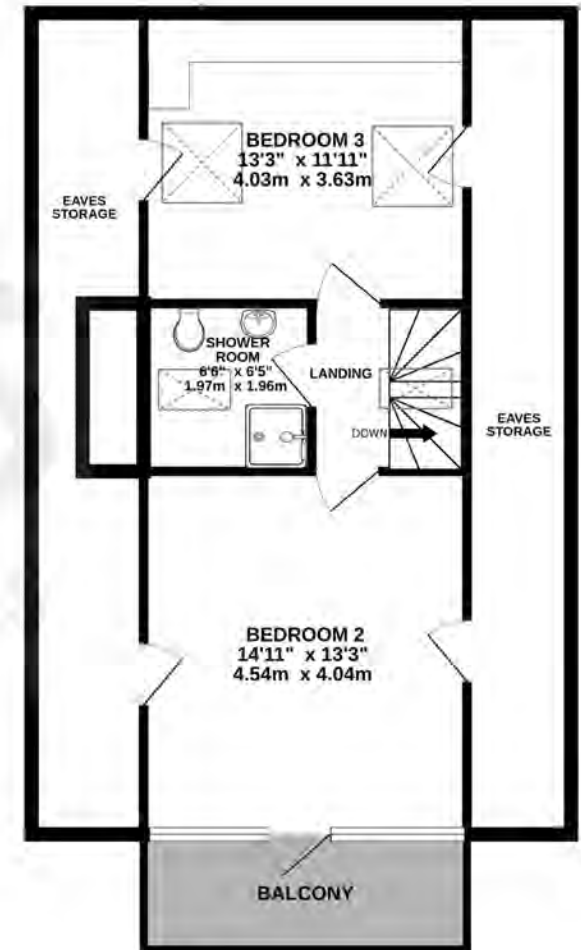
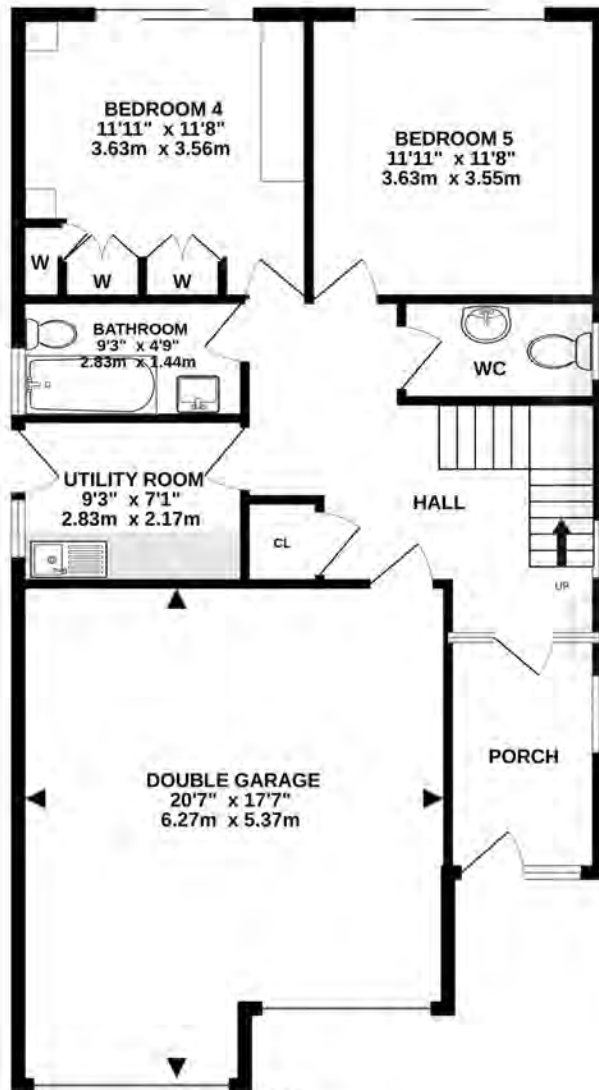
This home perfectly combines location, space, and potential, making it a rare find in such a prestigious coastal setting.

Tenure: Freehold    Council Tax Band G (BCP Council)

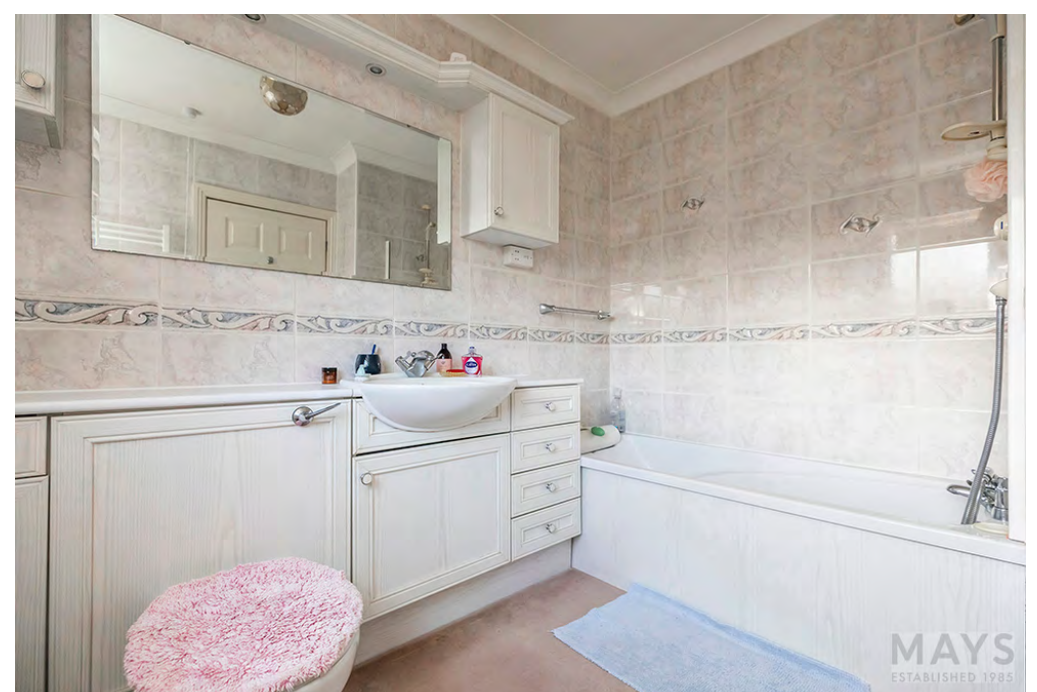
INCLUDING EAVES STORAGE, NOT INCLUDING BALCONIES

TOTAL FLOOR AREA : 2556 sq.ft. (237.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

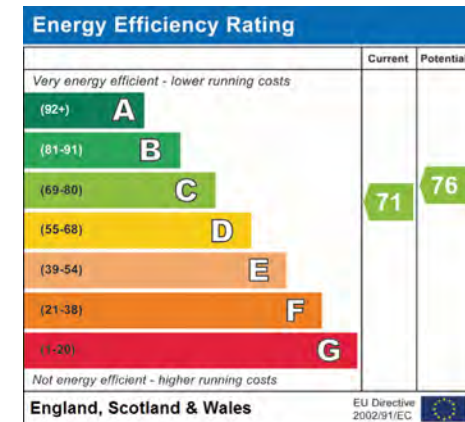
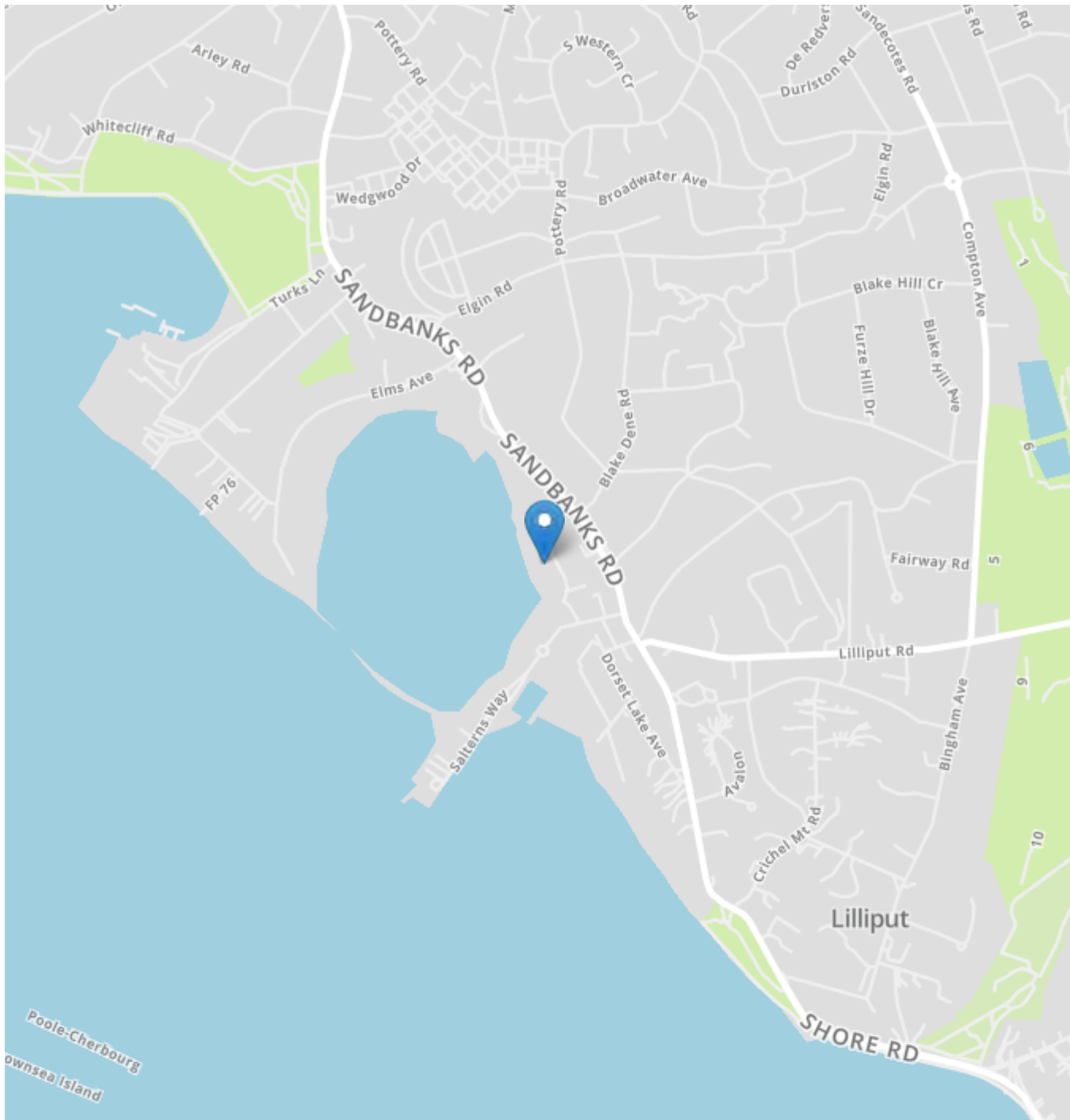


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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.



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#### 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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