

FOR SALE

Sandbanks Road, Lilliput, Poole,  
Dorset BH14 8EY



PHILIPPA SOLE



Offers Invited £1,495,000

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Views over the boating harbour from all floors

Large kitchen / dining / living area with direct garden access

Five bedrooms including top floor suite

Good sized level garden

Lilliput and Baden Powell school catchment

2 bath/shower rooms + downstairs WC

Off road parking for several cars / boat + detached garage

Self contained one bedroom garden annexe with outdoor seating

Council Tax Band E - £2,625.02  
Freehold

## About this property

With captivating views of the boating harbour, this bright and spacious 5-bedroom family home provides versatile accommodation across three floors. Featuring an open-plan kitchen, dining, and living area, alongside a self-contained garden annexe or gym, it offers flexibility to suit various needs. A large level rear garden, detached garage, and ample off-road parking for several cars complement the property. Situated within the sought-after Baden Powell and Lilliput school catchment area, and conveniently positioned approximately 1.5 miles from the renowned Sandbanks beach, this residence epitomises coastal living at its finest.

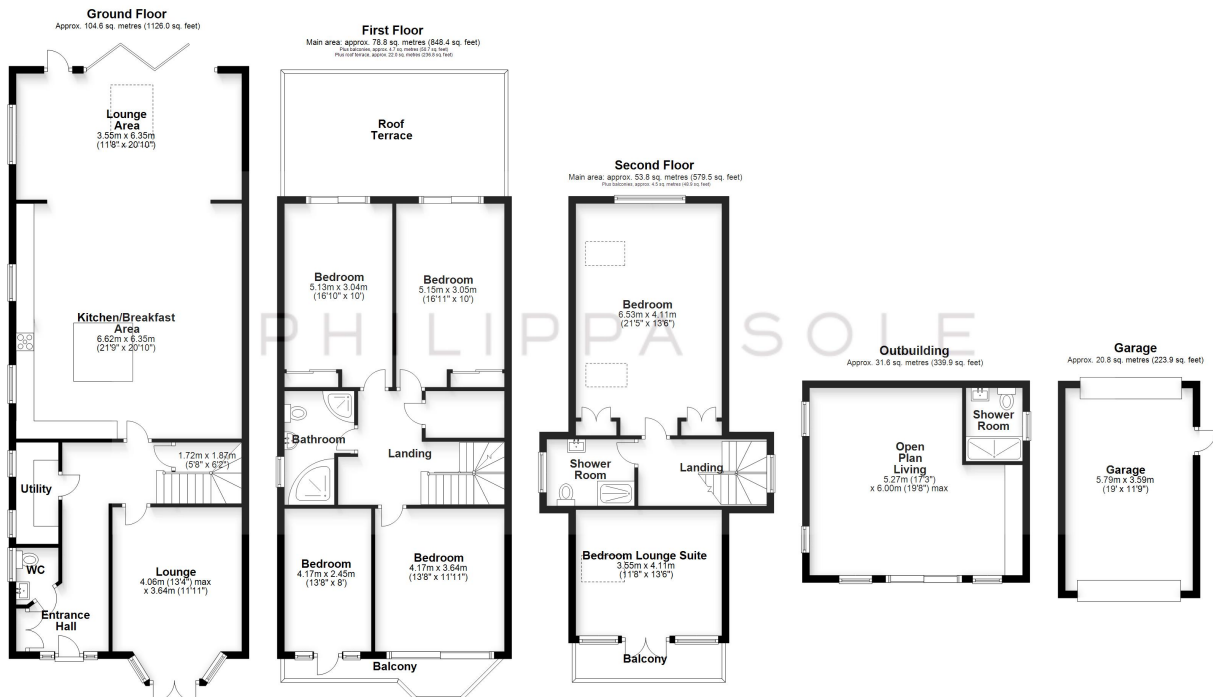
Upon entering, you'll be captivated by the expansive open-plan living space seamlessly integrating the kitchen, dining area, and living room, all flowing out onto the serene rear garden through bi-fold doors. The kitchen, adorned with a central island and breakfast bar, effortlessly extends into the spacious living area complete with a gas log burner. For cosy winter nights, the formal living room beckons with its floor-to-ceiling windows and a snug log burner. Completing the ground floor are a convenient downstairs cloakroom and utility room. Ascending to the first floor reveals four double bedrooms. While the rear bedrooms open onto a sizable terrace with a sleek glass balustrade overlooking the garden; the front bedrooms offer direct access to a balcony boasting panoramic views of the tranquil Blue Lagoon. The top floor is currently configured as a luxurious principal suite with an expansive rear bedroom and an adjoining sitting room featuring its own private balcony, showcasing breath taking south westerly vistas of the lagoon and Brownsea Island.

Outside, a patio extends into a spacious level garden with a charming covered pergola seating area. Additionally, a good sized one-bedroom self-contained annexe awaits, complete with an open-plan kitchen and ensuite shower room, offering versatility as an office or gym space. Sliding doors from the annexe lead to a generous decked area, perfect for alfresco dining with provision for an outdoor kitchen. Adjacent, a workshop provides storage, while further sheds and a chicken run occupy the rear area. Accessed via electric gates, the property boasts ample parking space for multiple cars and a boat. A detached garage with side access and a roller door offers additional storage convenience, with direct access to the rear garden. In addition there is solid wood flooring throughout the ground floor with underfloor heating, a Sonos system throughout and solar panels on the roof - Vendor suited.

## Location

Located in an enviable position opposite the Blue Lagoon, within approx 320 meters of the restaurant, coffee shops and grocery stores at Lilliput. The beaches at Sandbanks are just over 1.5 miles away. The property falls within both Lilliput and Baden Powell school catchments making it an ideal family home. Nearby Poole Harbour offers superb watersports facilities with five yacht clubs, whilst there are also daily sailing services to the Channel Islands and France. The chain link ferry on the Sandbanks Peninsula provides vehicular and pedestrian access to the Isle of Purbeck and many miles of National Heritage coastline.





**Main area: Approx. 289.6 sq. metres (3117.7 sq. feet)**  
 Plus balconies, approx. 9.2 sq. metres (99.8 sq. feet)  
 Plus roof terrace, approx. 22.0 sq. metres (236.8 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 566006). Plan produced using Planclip.

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>		
(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			
		76	82

EU Directive 2002/91/EC

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