



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





Property Summary

A charming four double bedroom two bathroom detached contemporary residence with Poole Harbour views in the heart of Lilliput close to central amenities, Salterns Marina and favoured school catchment.



Key Features

- Contemporary family home
- Extending to approximately 2571 Sq Ft
- Fantastic kitchen lifestyle space
- Four double bedrooms
- Two luxury bath/shower rooms
- Poole Harbour views
- Central Lilliput Location
- In close proximity to Salterns Marina
- Favoured Lilliput School catchment
- Integral garage & off-road parking for multiple vehicles



About the Property

This well presented four double bedroom, two bathroom detached property has been skilfully extended and much improved to create a spacious contemporary family home. Benefitting from a landscaped plot and Poole Harbour views, the property is conveniently situated in the heart of Lilliput only a short stroll from central amenities, Salterns Marina and Lilliput First School.

This charming family home is approached via a spacious front drive with quality details on show including Danish powder coated aluminium windows and natural cedar cladding, creating a more country cottage style aesthetic from the front and stunning contemporary residence from the rear following a two storey extension in 2006 – a nod to the current owners creative design flair.

On entry, a welcoming entrance hall greets you with built in storage cupboards and an adjoining guest cloakroom.

Spanning across the rear of the property is a fantastic open plan kitchen lifestyle space, with defined kitchen, lounging and dining areas, including two sets of bi-folding doors with direct access to a patio sun terrace offering additional dining opportunities.

The modern kitchen area offers a range of shaker style units with integrated appliances complete with central feature island, granite work surfaces, natural stone wall tiles and travertine floor tiles. A separate utility room can be found off the kitchen with an external door to outside and access to the integral garage.

A spacious front lounge reception is accessed via French doors from the main living area and includes space for soft seating and relaxation, including a feature log burner and store.

A useful study completes the accommodation on the ground floor.

Rising to the first floor, the property offers four double bedrooms and two bath/shower rooms. The principal bedroom enjoys Poole Harbour views and includes a fully tiled modern shower en-suite. Bedroom two is the largest and includes a Juliet balcony overlooking the landscaped rear garden. Bedrooms three and four are located to the front of the property and all are served by a luxury family bathroom.

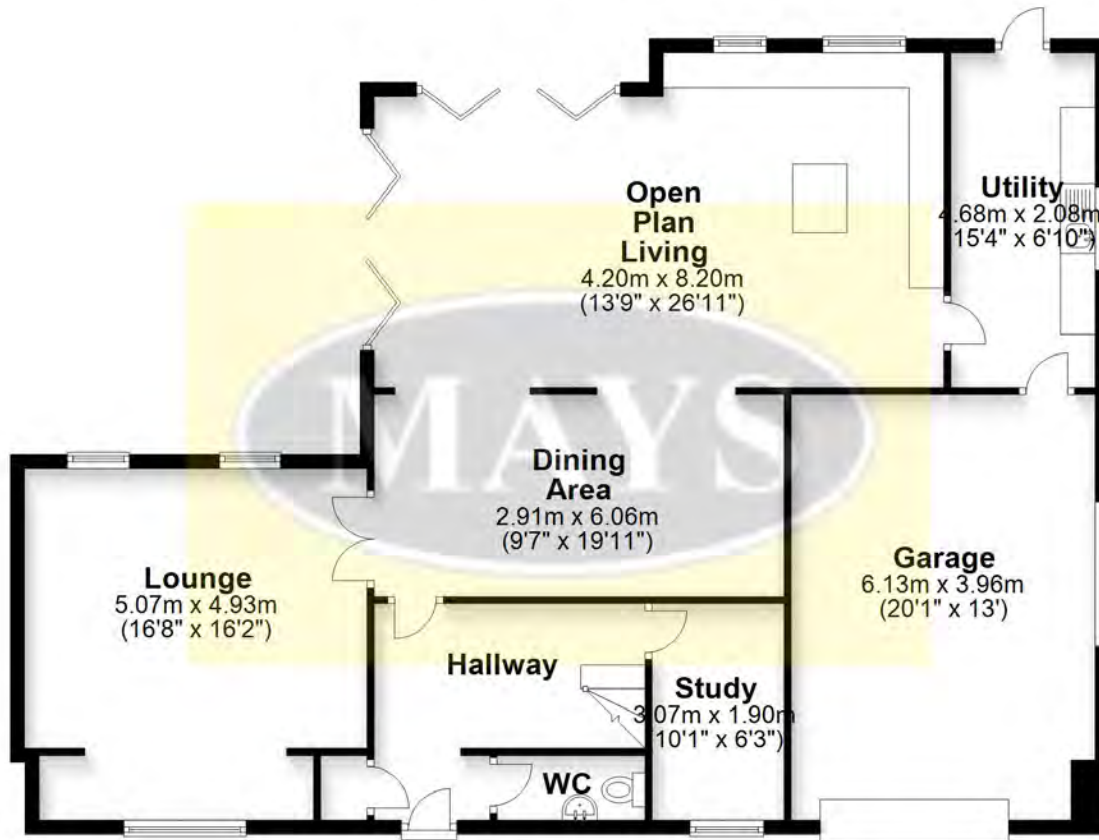
Externally the property offers various patio sun terraces to enjoy both with family and friends and benefits from a charming landscaped rear garden with tied sleeper planters and a private lawn leading to a fully insulated summerhouse with power. The property also benefits from a log store, outside speaker system, gated side access and space for multiple vehicles off road.

Council tax band F



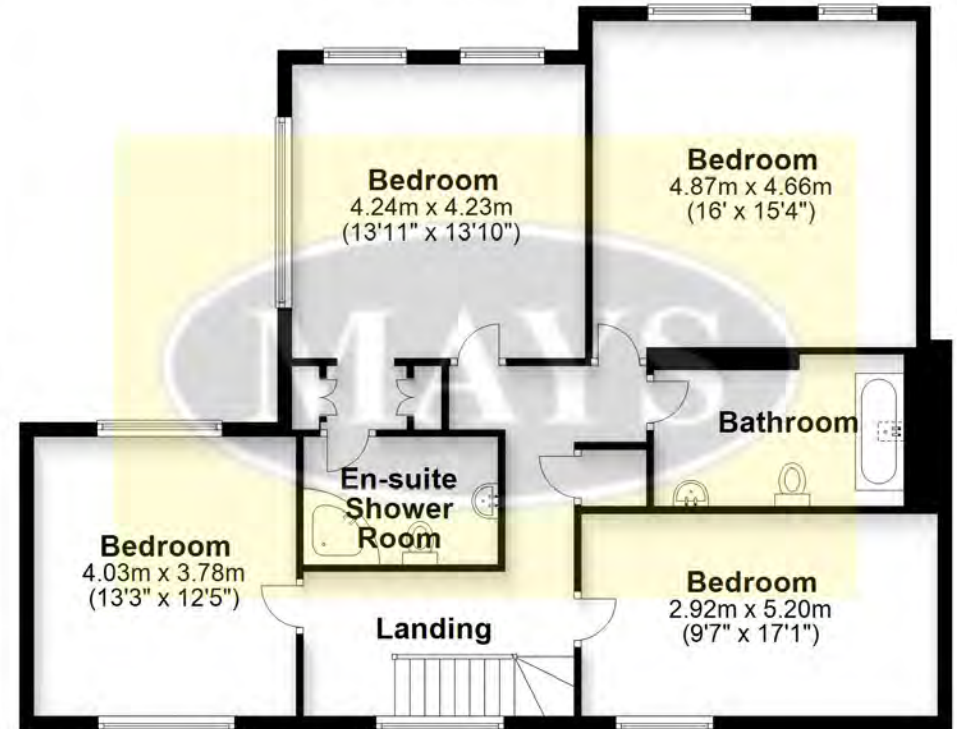
Ground Floor

Approx. 135.0 sq. metres (1452.8 sq. feet)



First Floor

Approx. 104.0 sq. metres (1119.1 sq. feet)



Total area: approx. 238.9 sq. metres (2571.9 sq. feet)



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.



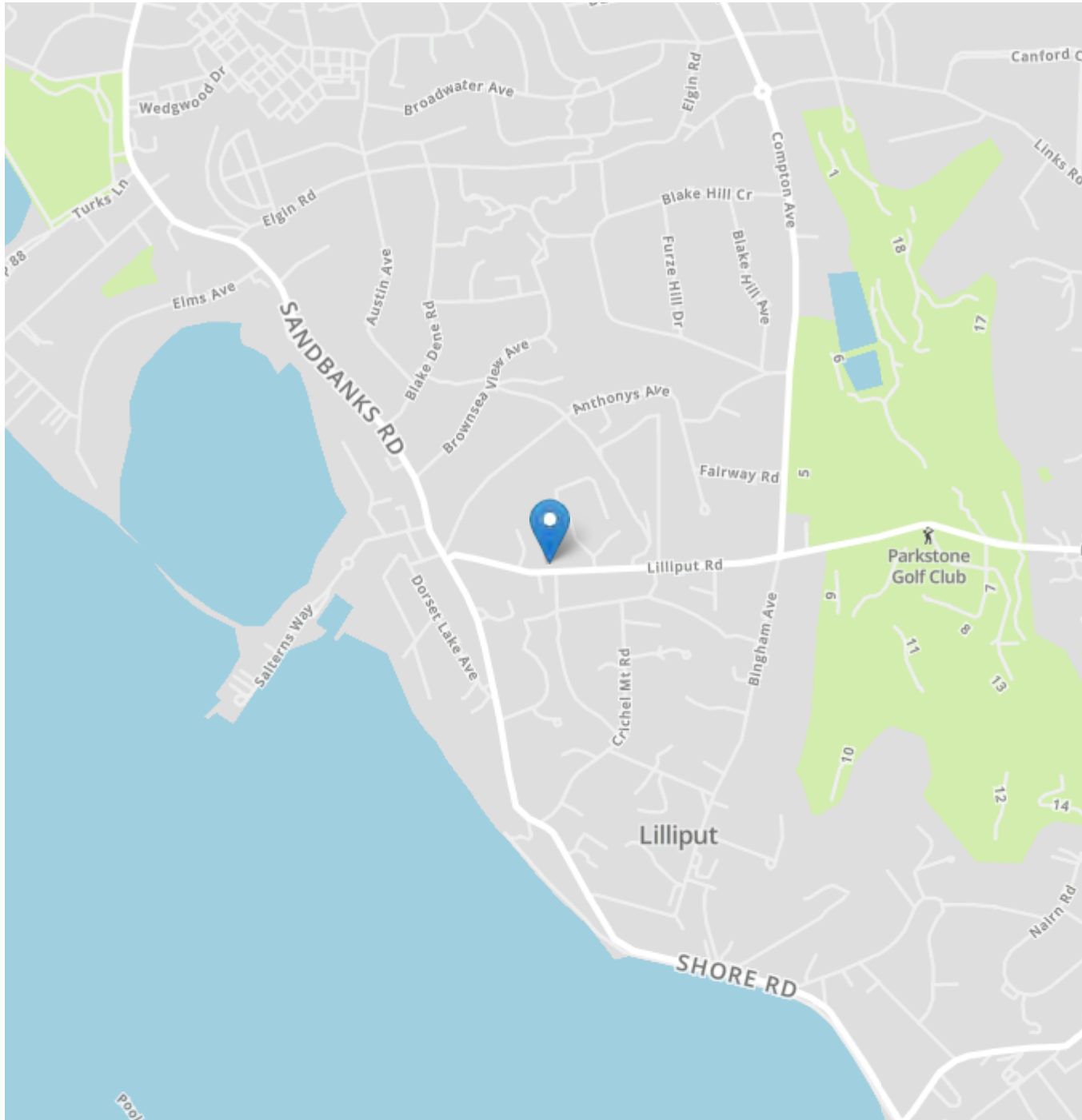
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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