

Lilliput Road, Lilliput BH14 8LA
£1,250,000

MAYS
ESTATE AGENTS





Property Summary

An exceptional five-bedroom detached family residence offering flexible accommodation and panoramic views over the prestigious Parkstone Golf Course, located near Evening Hill Viewpoint and the amenities of both Lilliput and Canford Cliffs Village.

Key Features

- Desirable five bedroom detached family home
- Approaching 2900 sq ft of accommodation
- Stunning elevated views over Parkstone Golf Course
- Private balcony terrace to main bedroom
- Prime central Lilliput location near Evening Hill Viewpoint
- Open plan lounge/dining/day room
- Modern shaker kitchen with stone worktops
- Separate snug and boot room
- Integral double garage
- South facing landscaped gardens





About the Property

Arguably occupying one of the area's most desirable positions, this substantial and beautifully appointed five-bedroom detached home enjoys uninterrupted, elevated views directly over the prestigious Parkstone Golf Course. Set behind a sweeping block-paved driveway and nestled within a generous, private southerly-facing plot, this property offers the perfect blend of elegance, space, and tranquillity.

Boasting nearly 2,900 sq ft of flexible accommodation, the heart of the home is the impressive full-width lounge/dining/day room – a stunning space with multiple defined living areas, flooded with natural light and featuring wide sliding doors that open directly onto the rear sun terrace and beautifully maintained gardens beyond. The modern Shaker-style kitchen, complete with stone worktops and hardwood flooring, seamlessly connects to this open-plan space, while a separate utility room and a large integral double garage provide further practicality. The ground floor also includes a charming snug, a versatile boot room, and a generously sized fifth bedroom with its own en-suite shower room – ideal for guests or multigenerational living.

Upstairs, the main bedroom suite is a true retreat, offering direct access to a spacious private terrace with breathtaking golf course views and a tranquil wooded backdrop. This suite also benefits from fitted wardrobes and a stylish en-suite shower room. Three additional double bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a beautifully landscaped, south-facing garden with mature planting, sweeping lawns, and an exceptional outlook across the fairways. Additional outbuildings provide useful storage solutions.

A rare opportunity to secure a property of this calibre in such an enviable location –early viewing is highly recommended.

Tenure: Freehold Council Tax Band: G (BCP Council)

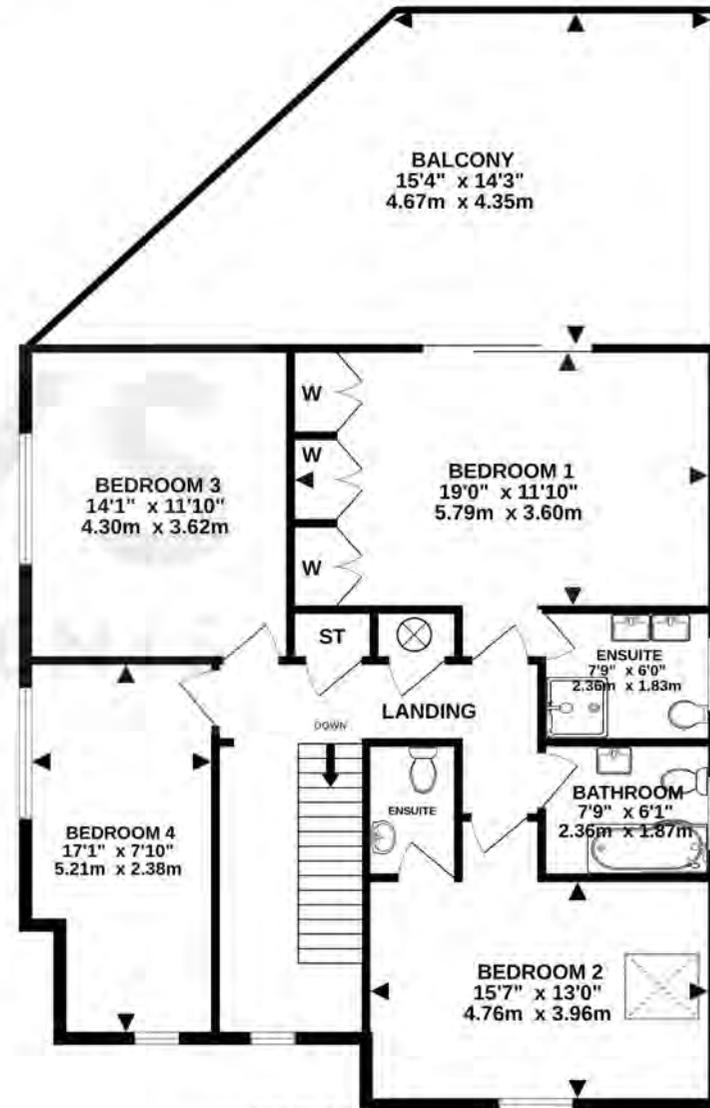
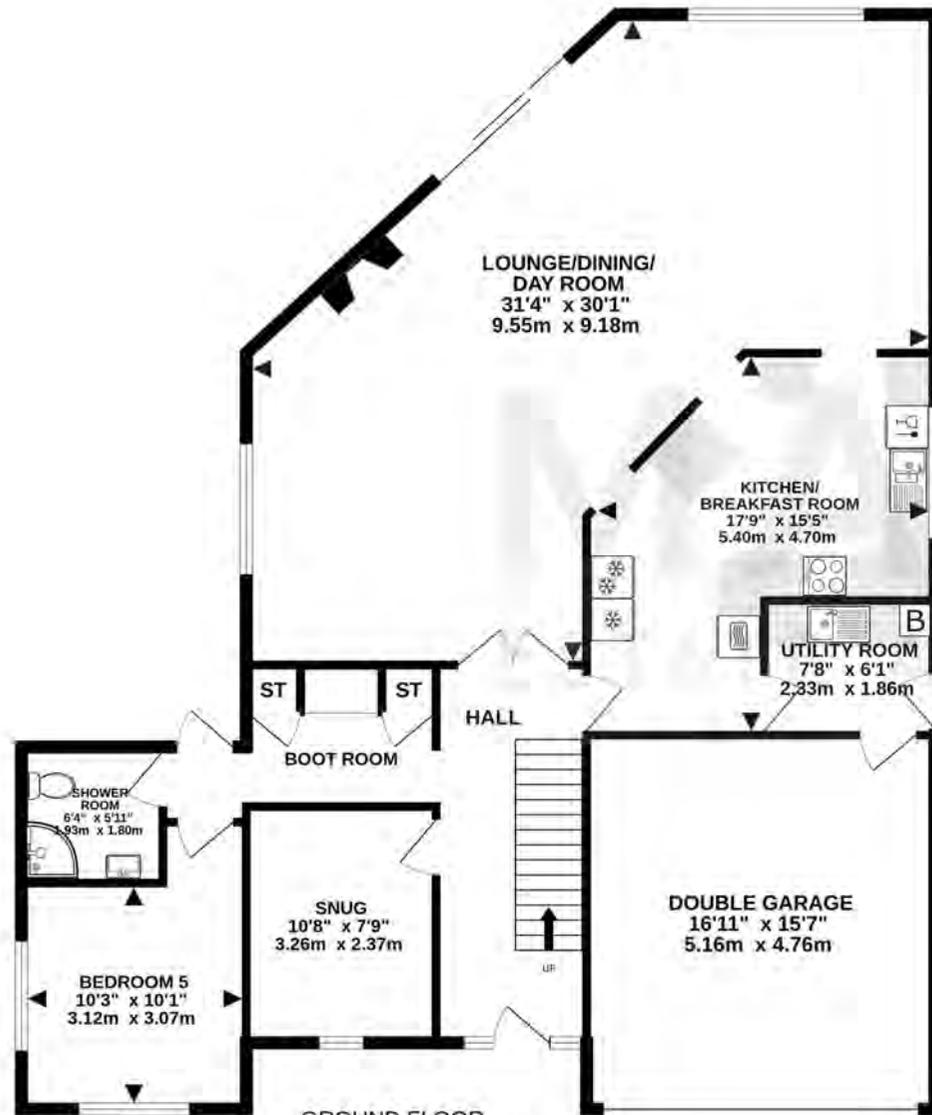


INCLUDING BALCONY AND GARAGE

TOTAL FLOOR AREA : 2862 sq.ft. (265.9 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.

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.

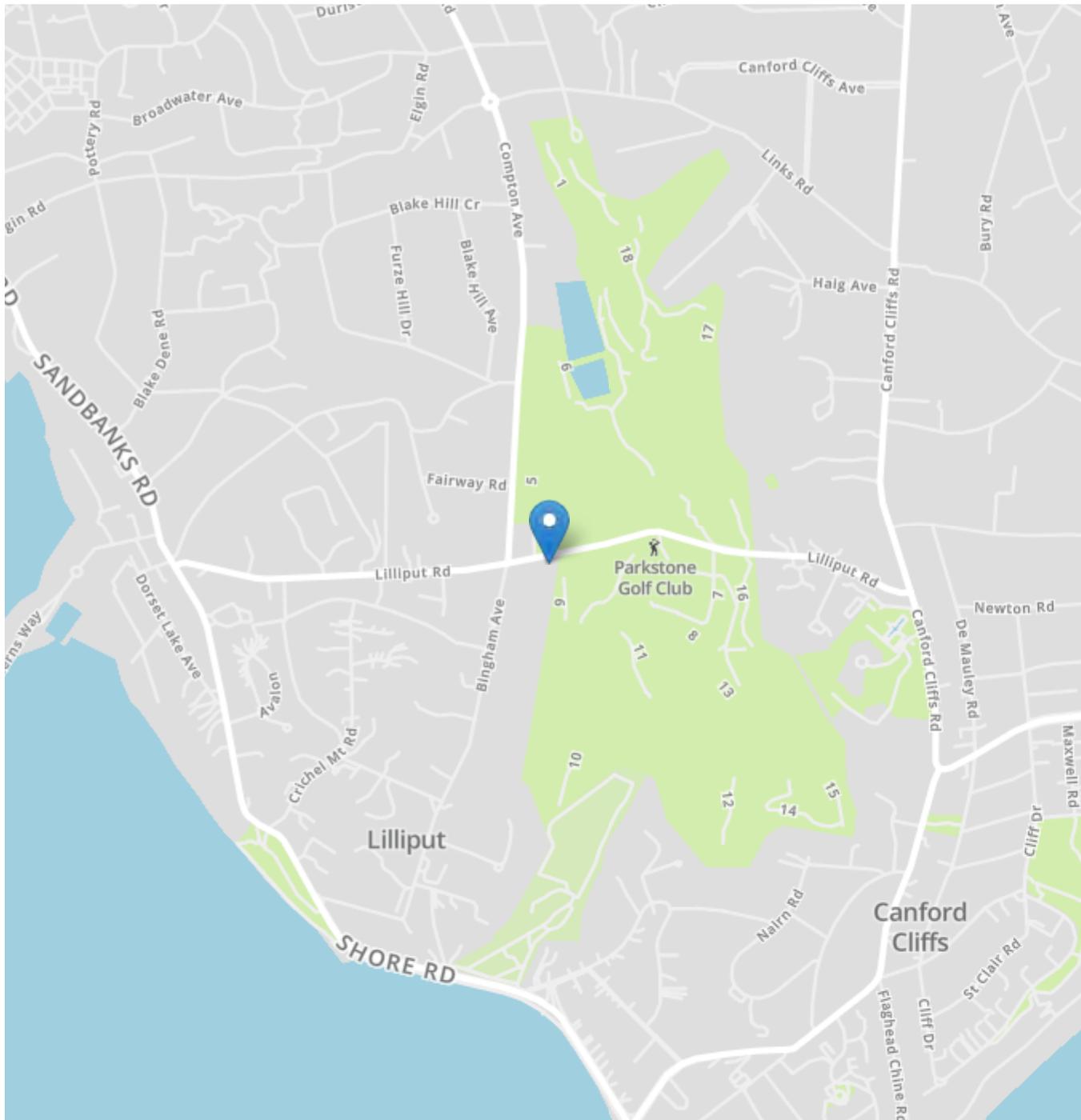


About Mays

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 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+) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(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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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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