

FOR SALE

222 Sandbanks Road, Lilliput,
Poole, Dorset BH14 8HA



PHILIPPA SOLE



£1,895,000

Waterfront Home

4 bedrooms

3 bath/shower rooms

Lounge/diner

Kitchen

Additional 1 bedroom self-contained flat

Westerly facing rear garden

Boathouse

Band G - £3,413.73

Freehold

About this property

The Boathouse offers an idyllic position sitting on the waters edge offering direct access to the Blue Lagoon via its own private slipway. Panoramic south westerly views over the Blue Lagoon and Brownsea Island can be enjoyed from all levels of the house. The property comprises of 4/5 bedrooms over three floors and benefits from a self contained 1 bedroom apartment with its own private access.

A large entrance lobby leads to the internal front door and also gains access via a slope to the rear garden. A sizeable entrance hall provides access to all the main reception rooms. The large lounge/diner overlooks the rear garden and enjoys beautiful panoramic south westerly views over the Blue Lagoon. A family bathroom, kitchen and third bedroom can also be found on this floor. On the top floor is the master bedroom which enjoys far reaching panoramic views over the Blue Lagoon and Brownsea Island. Adjoining the master bedroom is a wet room and dressing room/study. On this floor is also the second and fourth bedrooms. From the main living room area, stairs provide access to the lower ground floor which has convenient integral access to the garage. Within the inner lobby is the utility room. A secure door provides access to the remainder of the accommodation, currently a one bedroom self-contained apartment, consisting of a kitchen, shower room and bedroom and living room which both enjoy access via doors onto the patio. The garden is one of the key features of the property and enjoys a good degree of privacy. The lawn leads to the water's edge and a slipway provides access into the water. At the water's edge is a boathouse/summer house which is ideal as a relaxing area to watch the sun set. To the front of the property is a block paved driveway with off road parking for 3 cars. The property has previously been granted planning permission for an impressive family home plans can be viewed on <https://boppa.poole.gov.uk/> application number APP/19/01450/F.

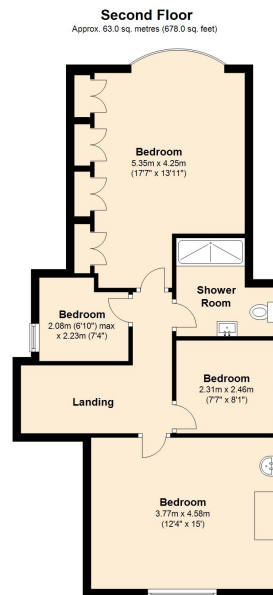
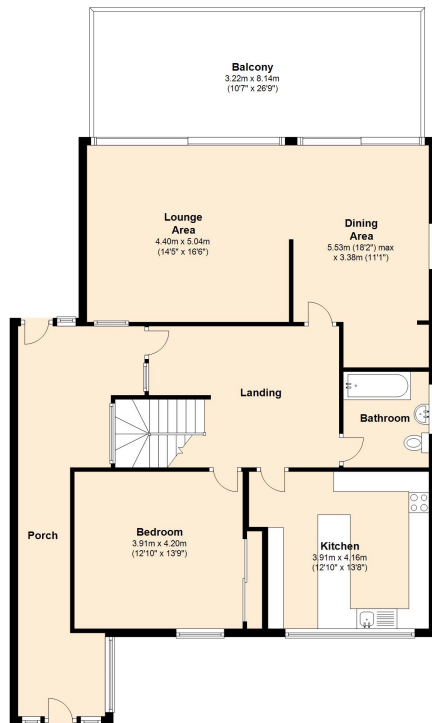
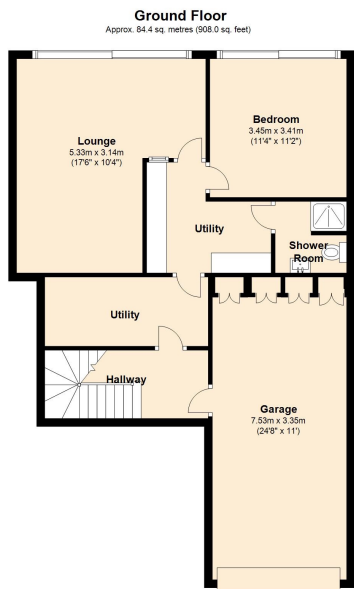
Location

Sitting in a quiet corner of Poole harbour on the waters edge, The Boathouse is enviably positioned. With Lilliput and Canford Cliffs nearby, it is within easy reach of the shops, cafés and restaurants. The award-winning beaches of Sandbanks are close by as too are various local marinas. Parkstone train station provides excellent rail links into London in under two hours.





First Floor
Approx. 120.2 sq. metres (1294.0 sq. feet)



Total area: approx. 267.6 sq. metres (2880.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 (Tel: 01202 556006) Plan produced using PlanUp.

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