

Greenwood Avenue, Lilliput BH14 8QD
£1,175,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

An exquisite 5-bedroom arts and crafts style detached property in a prestigious quiet cul-de-sac location close to the local amenities of Lilliput and Canford Cliffs and within highly sought-after school catchments.



Key Features

- Exquisite Art & crafts style 5 bedroom detached property
- Impressive open-plan lifestyle/dining area
- Separate utility room
- Delightful snug
- Five bedrooms, two with ensuites
- Principal bedroom with two balconies
- Separate shower room
- Secluded south-facing garden
- Outdoor areas for relaxing & alfresco dining
- Garage
- Quiet cul-de-sac location close to Lilliput & Canford Cliffs



About the Property

This beautiful residence is accessed via a stunning stained-glass feature entryway to a hallway that leads to an impressive open-plan living/dining/kitchen lifestyle area with a utility room. Each area is perfectly zoned within the open plan space with the lounge area having bifold doors leading to a private terrace, perfect for al-fresco dining on those summer evenings. A separate lounge is also located on this floor with a lovely bay window overlooking the back garden.

Leading downstairs to a lower ground hallway, there is access to the integral garage, separate wc, and a delightful snug area with bifold doors giving direct access to the secluded south-facing back garden.

On the first floor you will find four of the five bedrooms, with the principal bedroom having an ensuite and two balconies, one also being directly accessed via the landing area. There is also a separate shower room on this level.

On the top floor is the fifth bedroom and plentiful storage in the eaves.

Outside the property, there is a large driveway providing parking for several vehicles and access to the garage. To the rear of the property, a private south-facing garden greets you providing space for relaxing, entertaining and, for those green-fingered amongst us, ample areas for planting.

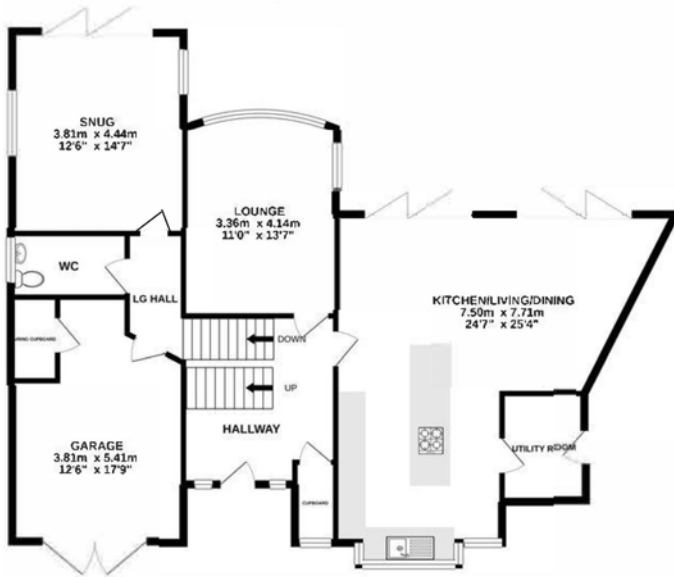
With over 2400 sqft of accommodation, this fabulous property offers ample space for a family with the added potential of creating an annexe for visiting friends and family or additional income. Set in a beautiful location within easy reach of both Lilliput and Baden Powell schools making it the ideal home for a family.

Tenure: Freehold

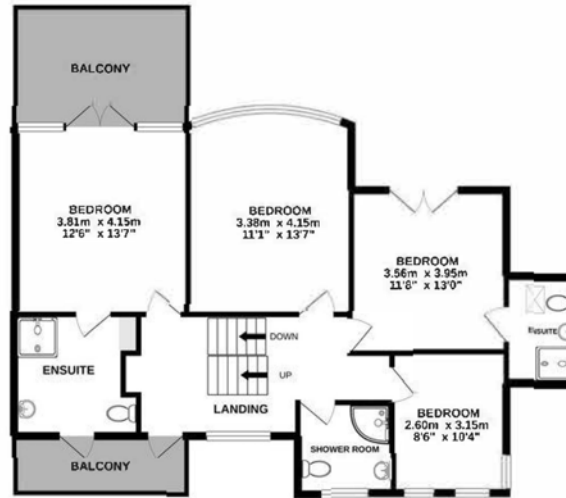
Council Tax Band: H



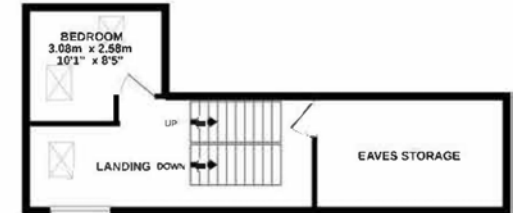
GROUND FLOOR
114.3 sq.m. (1231 sq.ft.) approx.



1ST FLOOR
79.7 sq.m. (858 sq.ft.) approx.

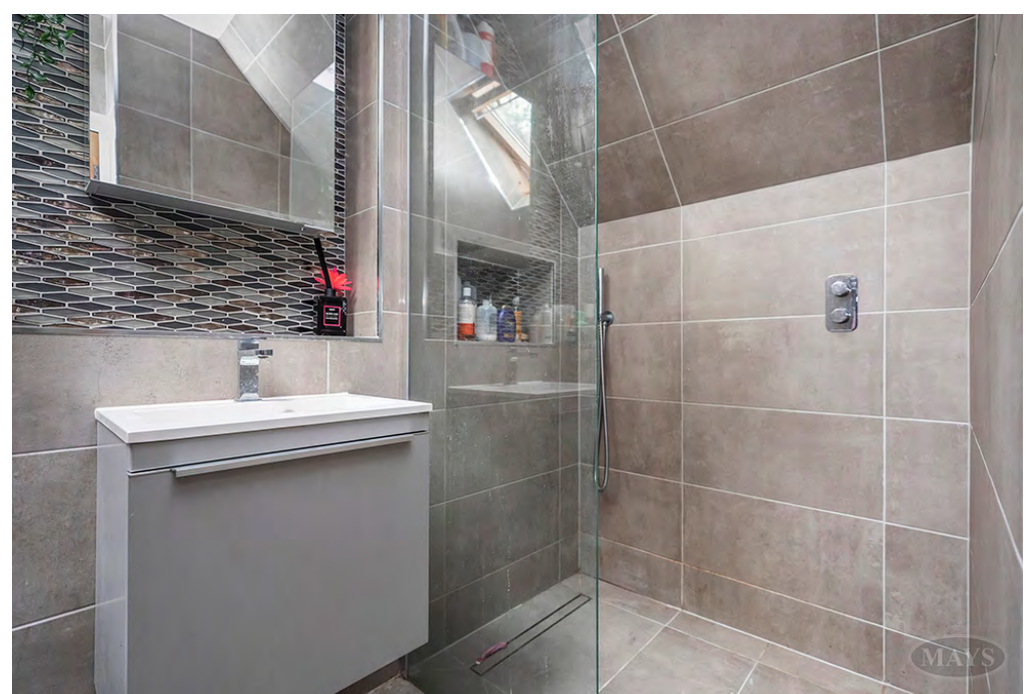


2ND FLOOR
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 227.1 sq.m. (2444 sq.ft.) 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.

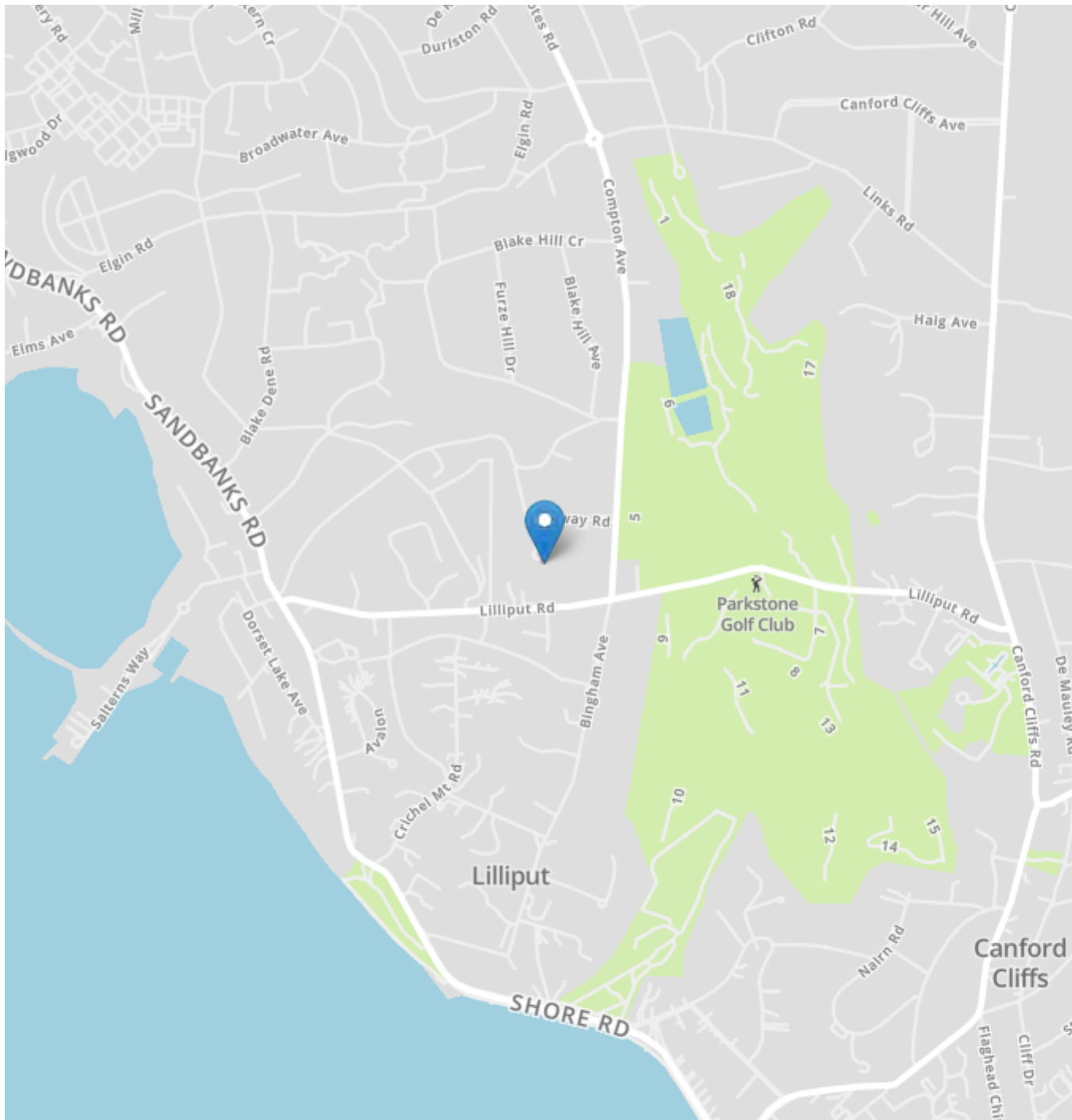



About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

IMPORTANT NOTICE

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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