

Greenwood Avenue, Lillput BH14 8QD Guide Price £1,300,000 Freehold





Property Summary

A superbly positioned detached home set on a generous garden plot. The property enjoys a prestigious address being within highly sought after school catchments and offers a flexible arrangement of rooms, ideal for family life.



Key Features

- Reception Hallway with Cloakroom
- Living Room opening to the Garden
- Family Room / Secondary Reception Room
- Kitchen Breakfast Room opening to a Conservatory
- Generous Laundry Room
- Five Bedrooms to the First Floor
- Family Bathroom and Ensuite to Main Bedroom
- Large Driveway leading to a Tandem Garage
- Beautiful Gardens to Front and Rear
- Planning Permission Granted for Extension



About the Property

The house was originally constructed in the 1930's and enjoys a commanding positioning on a generous garden plot.

On entering the property there is a welcoming hallway that provides access to two reception rooms, a cloakroom and the kitchen breakfast room. With two separate reception rooms and a further garden room/conservatory, the house presents flexible accommodation which could prove ideal for family life.

The living room is superbly positioned opening to the rear garden and there is also access from the living room to the conservatory/garden room. The second reception room is in use as a family room and enjoys an aspect overlooking the front gardens.

Our clients opened the kitchen breakfast room to the garden room, and by doing so have created a wonderfully light space that invites the garden inside and is ideal for entertaining.

To the first floor there are five well-proportioned bedrooms, three of which are served by a large family bathroom. The ensuite bathroom to the master bedroom is also a generous size and presents a bath, separate shower and dual sinks. There are some wonderful views from the first floor over surrounding treetops.

To the front of the property there is off street parking for numerous vehicles and this leads to a tandem garage. The gardens both front and rear contain a variety of mature shrubs, many of which are evergreen and provide year round landscaping. The rear garden enjoys a South Westerly aspect and, as can be seen from the photographs, a high degree of privacy.

Planning permission has been granted for extension works to the property and the plans are available to view upon request.

A wonderful house that has served as our clients' ideal family home for over 20 years.

Council Tax Band G





This Floor Plan is for guidance only and is NOT to SCALE
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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 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.

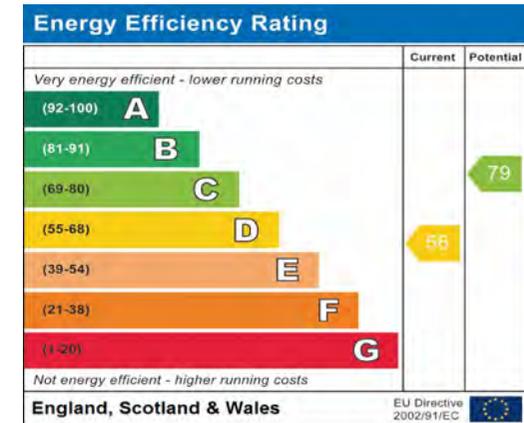
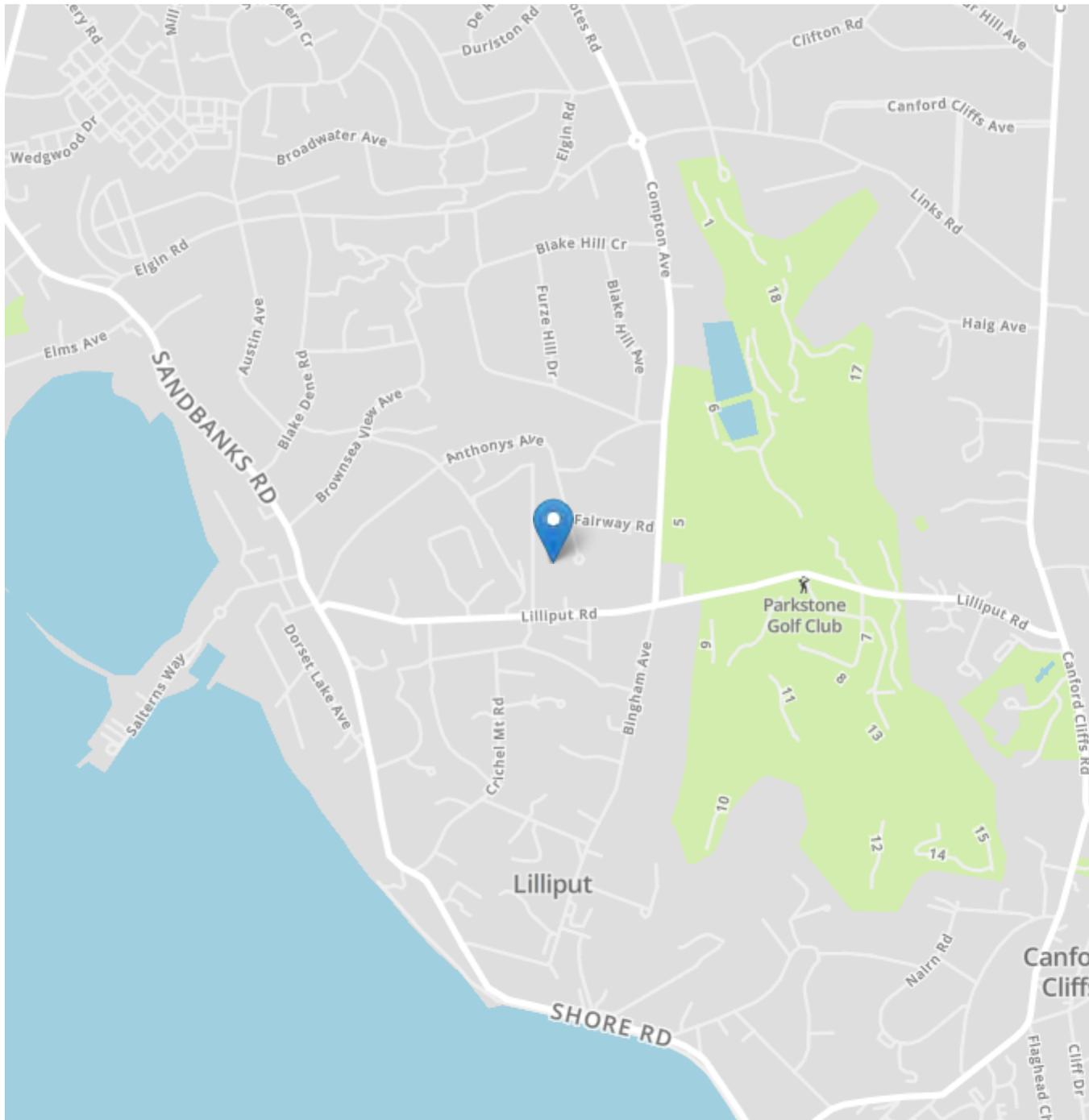


About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with 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.



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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.

Mays Estate Agents - Lilliput Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: poole@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

