

Reef House  
Elms Avenue, Lilliput BH14 8EF

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ESTATE AGENTS







## About the Property

This architecturally designed waterside home was built for the present owners and is being presented exclusively to the market for the first time since construction. The property occupies an unrivalled waterfront positioning in Poole Harbour offering a unique lifestyle for clients wanting privacy and seclusion with direct water access and simply incredible views.

Reef House truly encapsulates the very best of South Coast living with the boating lifestyle on the doorstep courtesy of a private 11m Jetty, mooring, boat shed with slipway and steps to the beach. Numerous classic or performance cars can be stabled within a large garage complex and with the New Forest moments away, touring through stunning open countryside becomes a daily reality. To complete the lifestyle this property offers, there is also an impressive leisure complex with a gymnasium and shower facilities, a games room and a separate studio/media room.

Occupying a generous 0.367 acre elevated plot the property has direct and uninterrupted panoramic views over the waterscape of Poole Harbour which is the second largest natural harbour in the world. The magnificent views provide the house with an ever-changing backdrop of artwork throughout the seasons and are arguably among the best the South Coast can offer.

From grand scale entertaining to intimate evenings watching the famous Poole Harbour sunsets, this incredible property truly invites a lifestyle that is second to none.

Reef House enjoys a somewhat unique location with an outstanding degree of privacy courtesy of an approximately 200ft gated approach. The elevated positioning, some 14m from sea level, allows for the most incredible panoramic views of Poole Harbour whilst cascading terraces lead to the water, allowing for direct access to Poole Harbour. The positioning of this property offers something truly special with the stunning views being arguably the best that Poole Harbour can present. The quiet location is a far removal from the hustle and bustle of a Sandbanks summer and provides a discreet address for those looking to achieve their own waterside haven that has a true sense of peace and seclusion.

The modern design origins of the property were carefully considered both externally and internally to maximise the unique location, panoramic views and direct water access. Outside, large terraces and patios look over the water and lead to the private water access, slipway and jetty whilst internally all Harbour facing rooms enjoy the stunning waterscape backdrop. The property is cleverly designed and orientated to align with South and West compass settings, allowing for all day enjoyment of the sun and the breathtaking sunsets.

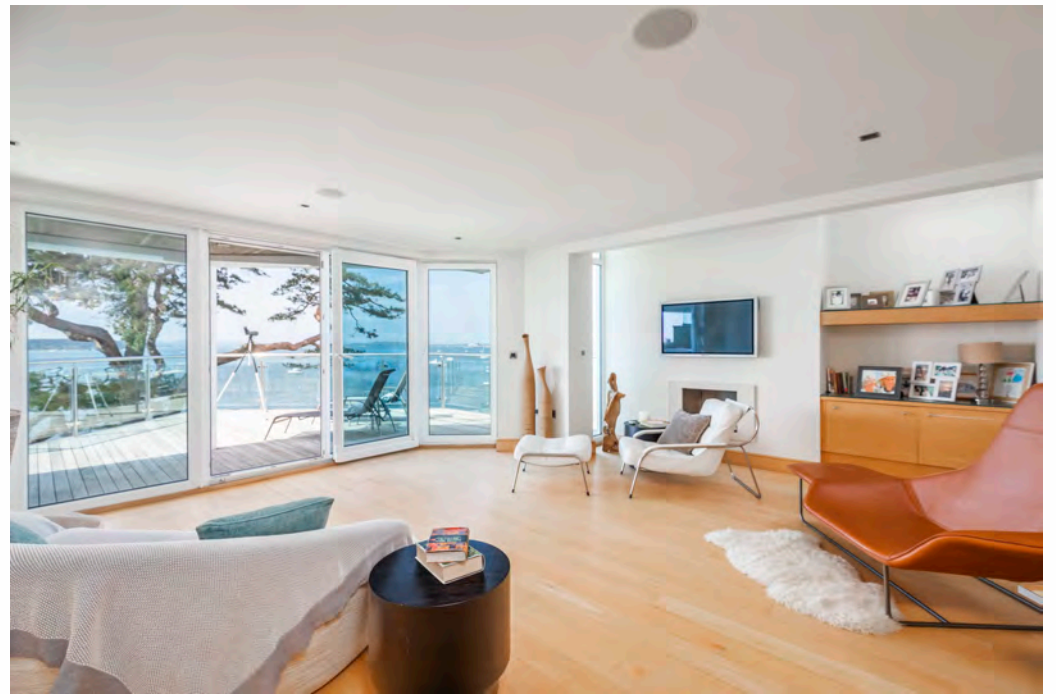
Architectural design features run throughout the property, and the flow of the house is complemented by an impressive bespoke staircase that rises from the reception hallway through the heart of the house. All conveniences of modern living are accommodated throughout the house with introductions such as cat 5 wiring, universal Wi-Fi, underfloor heating, 'Leax' lighting system, air conditioning and a Sonos music system. The house and garage complex are both secured with a full alarm and CCTV system.

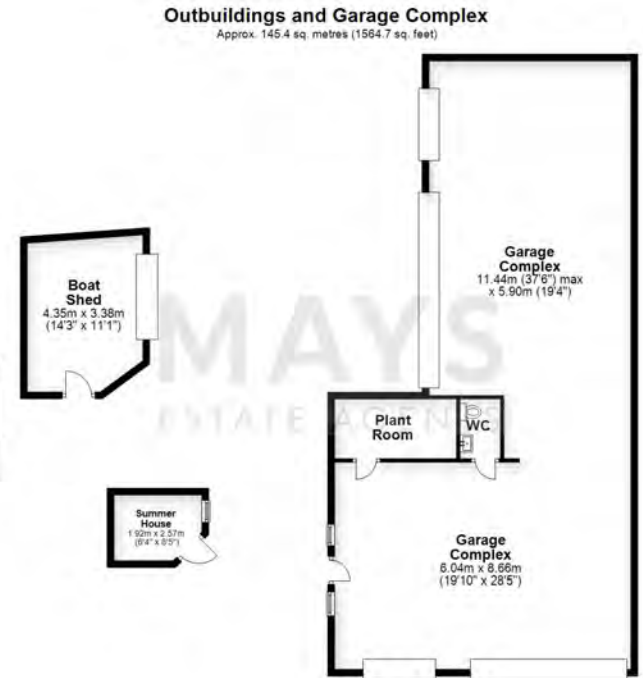
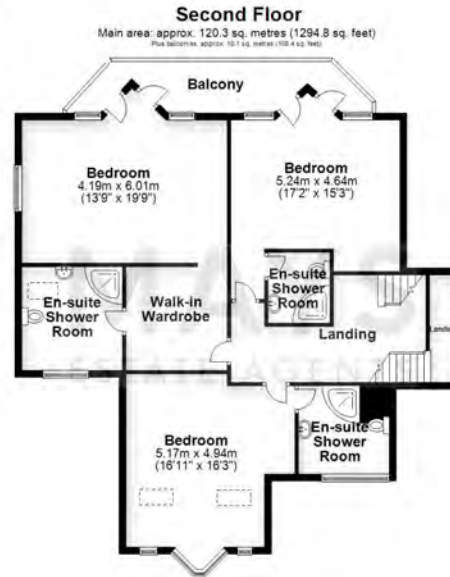
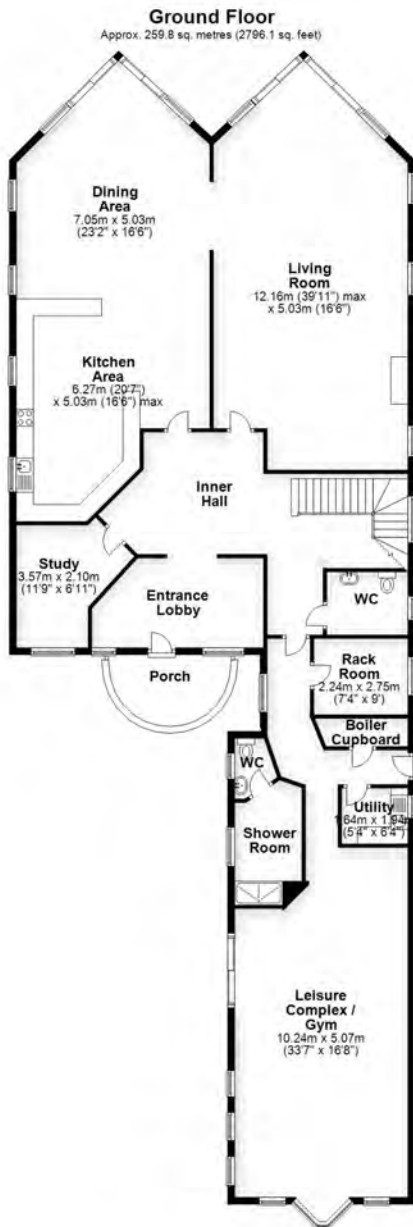
Tenure: Freehold Council Tax Band: H

## Key Features

- Stunning waterfront home with 11m jetty, mooring and slipway
- Incredible panoramic views of Poole Harbour and the famous sunsets
- 1,350 sq/ft garage complex ideal for classic or performance cars
- Leisure complex with gymnasium, games room and studio/media room
- Architecturally designed to encompass the South Westerly waterscape
- Incredibly private elevated 0.367 acre plot with an approximately 200ft gated approach
- Exclusively presented to market for the first time since construction
- Unrivalled Poole Harbour positioning with island views
- Incredibly discreet location, distanced from summer tourism
- Truly unique environment and positioning with Poole Harbour







Main area: Approx. 676.8 sq. metres (7285.1 sq. feet)  
Plus balconies: approx. 55.5 sq. metres (597.3 sq. feet)









## About the Location

With such natural beauty and a reputation as the premier boating location in the UK, it's no wonder Poole Harbour is held in such high esteem. The harbour itself is registered as a Site of Special Scientific Interest (SSI) which acknowledges the country's most spectacular and beautiful habitats.

Universally recognised as one of the most exclusive areas anywhere in the world, Poole Harbour is not only home to award-winning marinas and yacht clubs, but it is also fringed with coastal walks and unspoilt woodland. Whilst home to the iconic Sandbanks, Brownsea Island and award-winning Blue Flag beaches, Poole Harbour couldn't be better located for coastal life.

Reef House has a truly unique positioning in Poole Harbour. Nestled in a quiet area of the harbour and with stunning views extending over the water towards the Isle of Purbeck, this property gives you the feeling that Poole Harbour is all yours..! For sure, you'll see passing yachts and you can also watch the Poole Quay fireworks in the Summer, but most of the time you have your very own backdrop of the harbour to enjoy the true peace and quiet of the environment and the simply incredible sunsets.

The area is well connected with convenient rail and road links to London and overseas travel is easily accommodated with the nearby airports of Bournemouth and Southampton.

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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 over 30 years.

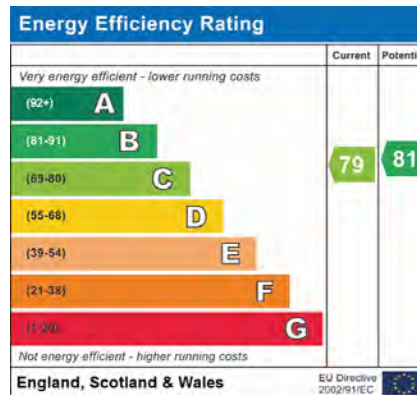




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