

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



314 SANDBANKS ROAD, POOLE, DORSET, BH14  
8HX





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- Liliput School Catchment
- Intelligent lighting system
- Under floor heating
- Master Suite and Twin dressing rooms
- 4 bedrooms
- Seperate Living, Study and Utility
- Open plan kitchen/family room
- High specification throughout
- Council band F - £2425

## ABOUT THIS PROPERTY

This exquisite brand new family home in the heart of Lilliput is set out over 3 floors and offers spacious accommodation throughout. Features include an impressive open plan kitchen/living area, separate living room with feature fireplace, study, utility and downstairs cloakroom. There are four luxurious bedrooms, with the master suite benefiting from twin dressing rooms. There is a range of terracing offering stunning views over Poole harbour and a sunny South-West facing garden to rear. Available mid Jan offered unfurnished.

As you enter the property you are greeted into bright and elegant hallway which leads you into the impressive kitchen/living area. Floor to ceiling windows flood this space with natural light where there is access to a balcony offering harbour views and additional space for entertaining.

A bespoke staircase leads down into a delightful living room with a feature fireplace and bi-fold doors leading onto external terracing. The lower floor also features a contemporary, bright study with glass walls and an en-suite bedroom with fitted wardrobes. The oak staircase leads up to the first floor landing which is a wonderfully open and airy space and provides access to three further bedrooms and family bathroom. The sumptuous master suite boasts a luxurious bathroom and twin dressing rooms offering plentiful storage. There are floor to ceiling windows with terracing that offers views over Poole harbour. Two further bedrooms and a beautiful family bathroom can be found to the front of the property. This beautiful home offers tremendous living accommodation and the high specification is evident throughout. There is independently controlled underfloor heating, wired CCTV to the front and rear of the property, an intelligent lighting system with smart wiring and the bespoke kitchen has fully integrated appliances. There are electric gates to the front of the property, a double integrated garage and ample off road parking.

There are two driveways one form Dorset Lake Avenue and access to a private slipway in Dorset lake Avenue.

## LOCATION

Sitting on a prestigious plot in Lilliput, the amenities, shops and cafes are just a short walk away. The award winning beaches at Sandbanks are close by as too is the Championship Parkstone Gdf Club. There are excellent rail links into London Waterloo in under 2 hours and is within catchment for the highly reputable Lilliput school.







TOTAL AREA: APPROX. 258.4 SQ. METRES (2781.9 SQ. FEET)

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Plan produced using PlanItUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		82	87
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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