



4 BEDROOM HOUSE FOR SALE IN POOLE

REF: 3536005

Guide Price **£2,695,000**



PROPERTY FEATURES

- Prime waterside location on no-through-road
- Poole Harbour views
- Terrace / balcony on every floor
- Top floor sunset room with views
- Expansive terrace with hot tub with views
- Lightwave Smart Home package
- Luxury kitchen breakfast room
- Appliances by Gaggenau
- All bathrooms appointed by Porcelanosa
- Duel aspect feature fireplace

Immerse yourself in the epitome of opulent coastal living, where unparalleled design meets a prime location. This is not just a home; it's a lifestyle upgrade waiting to be discovered.

About The Property

An exclusive collection of three brand new four-bedroom homes designed by a award-winning developer, gracing the coastline of Lilliput, Poole, Dorset.

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Nestled in a secluded spot with views of graceful sailboats gliding by, these homes redefine luxury living, meticulously crafted by the experienced award winning design team of the renowned developer with the development affording sophistication throughout, capturing light and creating unique living experiences.

Step into a welcoming reception hall which sets the tone and style of the accommodation to be found throughout. With ground floor cloakroom and entrance into an expansive kitchen, dining, and living area. The Kitchen features polished quartz surfaces, luxury Gaggenau appliances, and bespoke design that effortlessly blends style with functionality. This area is enhanced by the island unit, which is a

hub for preparation and casual seating. For your more formal occasion, the spacious dining area offers a fantastic space for a large family gathering, from here you seamlessly move through to a living area, which offers a cosy retreat or an elegant entertainment space.

Positioned over the next two floors, the primary suite, positioned on the first floor, is bathed in natural light, featuring a balcony with sea views, built-in wardrobes, and a lavish ensuite with dual sinks and a generous shower. The three remaining double bedrooms benefit from fitted wardrobes, one with a luxury en-suite, and the other two serviced by a family bathroom.

Without doubt an outstanding feature of this property is the top floor sun set room, with an expansive terrace with modesty screening and complete with hot tub for winding down the day.

The south-facing gardens to the rear of the property has been created with low maintenance in mind and for maximum enjoyment with the front aspect, affording off road parking for several cars and a private boat / lock up store, suitable for paddle boards, cycles, and water / beach gear.

About The Area

The development resides in the sought after Lilliput village, which adjoins the globally renowned Sandbanks with its award winning golden sandy beaches.

Lilliput, offers a unique coastal village location, boasting a select community, it's synonymous with prestige, attracting high-profile figures seeking a haven to escape and unwind. With high-end eateries, Salterns Marina, and breathtaking views, Lilliput overlooks Sandbanks and Poole Harbour, providing an ideal location for watersports and outdoor activities.

The area boasts first-class amenities, from Patisserie Mark Bennett to renowned restaurants like Rick Stein and The Pig on the Beach. Enjoy a thriving social scene, sports clubs, spas, and cultural experiences. Unlock the unmatched lifestyle at your new home's doorstep.

Nearby locations:

Lilliput shops 200 metres.

Salterns Marina 200 metres.

Sandbanks beach 1.3 miles.

Canford Cliffs shops 1.4 miles.

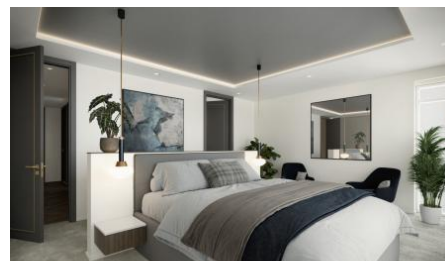
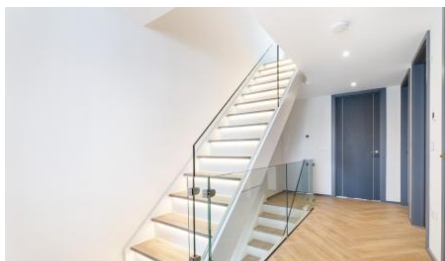
Poole 2.5 miles.

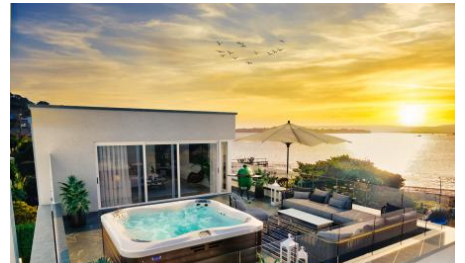
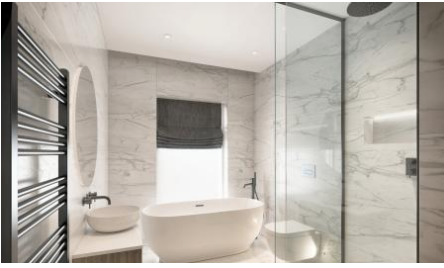
Bournemouth 5.5 miles.

London 110 miles (1 hour 50 minutes by train).

All times and distances are approximate.

PROPERTY PHOTOS





LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	88	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Approximate Floor Area = 235.1 sq m / 2531 sq ft
(Excluding Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68840