

Blake Hill Avenue  
Lilliput  
Poole, BH14 8QA



An imposing four bedroom detached character residence requiring modernisation, pleasantly positioned on a secluded elevated plot in a desirable location close to central Lilliput.

£875,000 NO CHAIN













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## Situation and Description

Lilliput Village is located approx half a mile from the award winning beaches at Sandbanks and is home to Salterns Marina and a variety of shops, including a Tesco Express and Co-operative petrol station, a Patisserie, Thai restaurant and take away, florists, off licence, surf and bike shops.

There is also a doctors' surgery and chemist along with Lilliput First School. Lilliput offers excellent 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 prestigious Parkstone Golf Club close by.

Available for sale for the first time since 1971, this imposing detached character residence is set in beautifully established gardens, with a private frontage and long driveway leading up to an elevated and secluded plot.

The property requires modernisation and offers tremendous scope to extend or re-develop subject to planning consent. The well-proportioned accommodation retains many original features and extends to approximately 1,829 Sq Ft

Upon entering the property via a large veranda, you are greeted by a good sized reception hall with a guest cloakroom. There is a triple aspect lounge opening onto the front veranda, with an adjoining lean-to conservatory overlooking the rear garden. There is also a separate formal dining room with a deep bay window and attractive open fireplace.

The kitchen/breakfast room offers a range of fitted cupboards incorporating some appliances and has a useful pantry.

The first floor landing has an attractive full size original stained glass window and the four good sized bedrooms are served by a family bathroom and separate WC.

The property is surrounded by generous and beautifully established gardens, incorporating a single garage and driveway. Please note that there are some Tree Preservation Orders on the land.

- Detached character residence
- Requiring modernisation
- Secluded elevated plot
- Two reception rooms
- Kitchen/Breakfast room
- Lean-to conservatory
- Four good sized bedrooms
- Bathroom and two cloakrooms
- Beautifully established gardens
- Garage & driveway
- Retaining many original features

### **Agents Note:**

Planning permission has been granted to demolish the neighbouring property (No 20) and erect two new four bedroom detached houses. Poole Planning  
Ref: APP/16/01632/F

H.M. LAND REGISTRY			TITLE NUMBER	
			DT20979	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	DORSET		SZ 0490	D
Scale: 1/1250			© Crown copyright 1971.	





### Ground Floor

Approx. 89.1 sq. metres (959.1 sq. feet)



### First Floor

Approx. 80.8 sq. metres (870.0 sq. feet)



Total area: approx. 169.9 sq. metres (1829.2 sq. feet)

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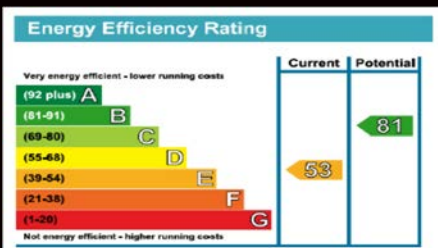
Plan produced using PlanUp.











#### 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.

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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.

290 SANDBANKS ROAD  
LILLIPUT, POOLE, DORSET BH14 8HX  
TEL: 01202 709888  
FAX: 01202 707648  
EMAIL: POOLE@MAYSESTATEAGENTS.COM

