



HEARNES

WHERE SERVICE COUNTS

Lagoon Road, Lilliput,
Poole, Dorset BH14 8JT

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Freehold price - Offers Over £1,750,000

Ophir has a real feeling of passion about it. The developer brought together years of experience to create a unique home with an incredible view over The Blue Lagoon, Poole. It offers four bedrooms, four bathrooms, a media room, and an outstanding top floor 35ft kitchen/dining/living room with stunning west-facing sun terrace.

This architect-designed residence is set in a prime cul-de-sac location, with similar style properties around it. Set on the top floor is the living area, which has been designed to give you the feeling of sailing on board a luxury yacht; even the kitchen has been finished with the help of Sunseeker. The kitchen has a range of Gorenje and Miele appliances and a beautiful worktop offering an amazing finishing touch. The long bi-fold doors open out onto the stunning west-facing sun terrace, which offers a panoramic harbour backdrop, over the rooftops of the properties opposite, for al fresco dining at its best.

As you move around the home via the floating staircases, from porcelain tiles with underfloor heating, to hardwood floors, to luxurious carpet, you will come across the master bedroom. This magnificent room measures approximately 20ft by 16ft and includes a second sun terrace, a walk-in wardrobe, and a luxurious, no-expense-spared en-suite. The en-suite is a haven of tranquillity with mood lighting, walk-in shower, under-floor heating, twin wash hand basins, inset TV and a free-standing bath.

The rear garden has a bespoke fire pit with a seating area, and is also ideal for alfresco dining.

Additional benefits include cat 6/7 cabling, electronic camera-security, electric gated entrance, electronic garage doors and double glazing.

Located just over 300 metres away is the Lilliput parade of shops, including an artisanal bakery, tapas bar, hairdressers, and a convenience store. The Salterns Marina is also nearby, with the award winning sandy beaches that the area is known for situated just over a mile away.

COUNCIL TAX BAND: G

EPC RATE: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

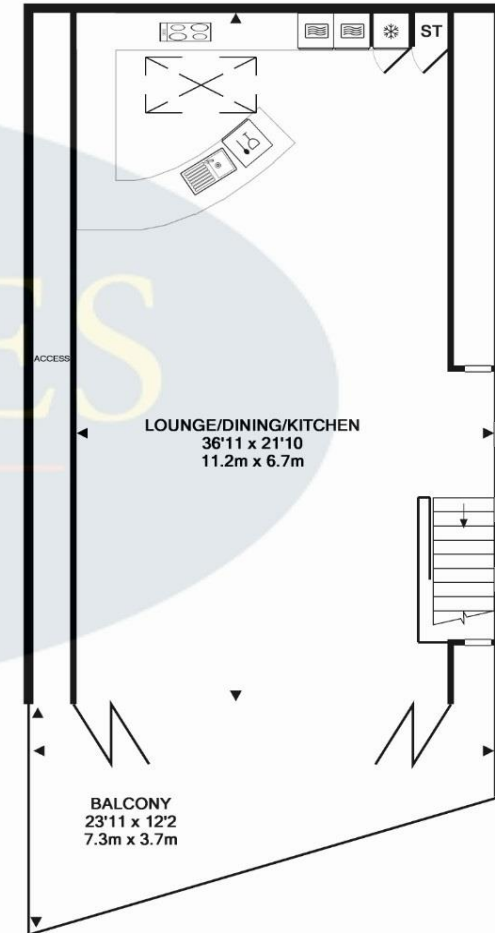
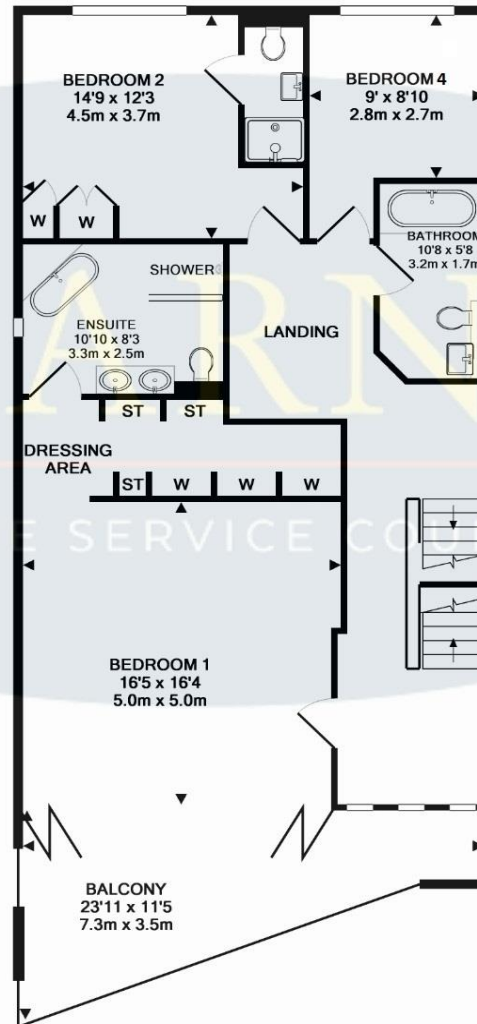
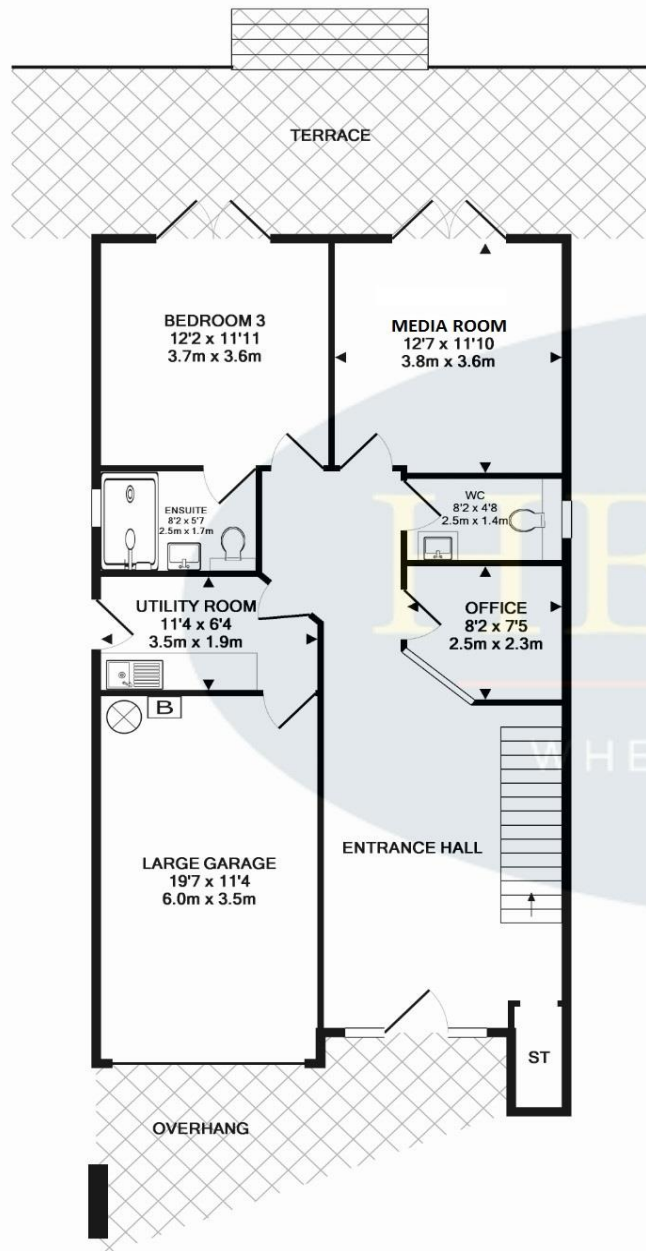




TOTAL APPROX. FLOOR AREA 3275 SQ.FT. (304.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Roof Top



Close up view





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