



£2,300,000

Reflections 3 Gardens Road, Evening Hill, Lilliput, Poole, Dorset, BH14 8JF



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****PRICED TO SELL** **PRIME WATERFRONT PROPERTY**** An immaculately presented four bedroom detached house, situated in a QUIET CUL-DE-SAC with DIRECT WATER ACCESS to POOLE HARBOUR. The property benefits from PANORAMIC HARBOUR VIEWS, SPACIOUS ACCOMMODATION expanding to nearly 4000 SQFT. Planning for ADDITIONAL FLOOR

- WATERFRONT PROPERTY
- ACCOMMODATION APPROACHING 4000 SQFT
- FOUR DOUBLE BEDROOMS
- DIRECT ACCESS TO THE BEACH AND POOLE HARBOUR
- PRIVATE SLIPWAY
- CLOSE TO LILLIPUT VILLAGE

Local Authority bcp, Tax Band H, Tenure: Freehold



Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Salterns Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Welcome to a waterfront retreat where luxury meets coastal charm. This prime residence on Gardens Road, Lilliput is arranged over two floors and offers spacious accommodation approaching 4000 SQFT.







Property Comprises

The ground floor accommodation boasts a well-appointed kitchen/dining room equipped with modern appliances and a separate lounge, perfect for entertaining guests with a backdrop of the mesmerizing waterfront. Also on this floor is a separate utility room and an office. Both the lounge and kitchen both allow access onto the rear garden which is decked area, perfect for entertaining or watching the sunset over the water.

Onto the first floor there are four double bedrooms, two of the bedrooms feature en-suite bathrooms, while a well-designed family bathroom serves the other two bedrooms. The main bedroom is a particular feature, with built in wardrobes, en suite and floor to ceiling windows boasting the views of the harbour as you wake up.



Externally, there is a slipway at the rear of the property, a large driveway for parking ample vehicles behind a pair of electric gates and a garage.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales	EU Directive 2002/91/EC	



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