



£5,950,000

29 Elms Avenue, Lilliput, Poole, Dorset, BH14 8EE







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This waterfront property is situated in one of the area's most sought after roads. This impressive home has been finished to an excellent standard throughout by its current owners, boasting an outdoor pool, five bedrooms, a 10m jetty and 6000 SQFT of spacious accommodation.

- WATERFRONT PROPERTY
- OUTDOOR SWIMMING POOL AND SUMMER HOUSE
- IMPRESSIVE MASTER BEDROOM SUITE
- HARBOUR VIEWS
- HUGE OPEN PLAN LIVING SPACE
- DOUBLE GARAGE AND GATED DRIVEWAY
- QUIET, WELL SOUGHT AFTER LOCATION
- AIR-CONDITIONING TO MOST ROOMS
- 10 METRE PRIVATE JETTY TO MOOR TWO BOATS
- NO FORWARD CHAIN

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 Parkstone Bay 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.

## *Property Comprises*

This exceptional waterfront property is situated in one of the areas most sought after roads. The house has been meticulously renovated by its current owners to an extremely high standard and presents breathtaking views of Poole Harbour and Brownsea Island.

The generous and well appointed accommodation on the ground floor







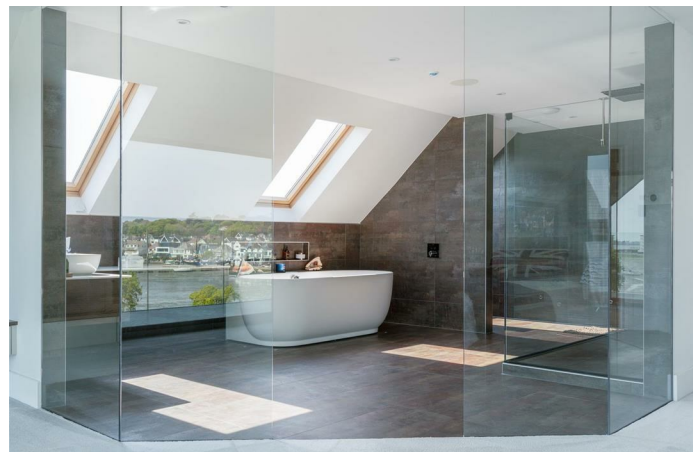




comprises an impressive 37ft kitchen/dining/family room with direct access through oversized sliding doors to the extensive terrace, a study, imposing entrance hall and w/c. Access to the double garage is via the utility room.

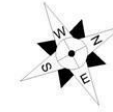
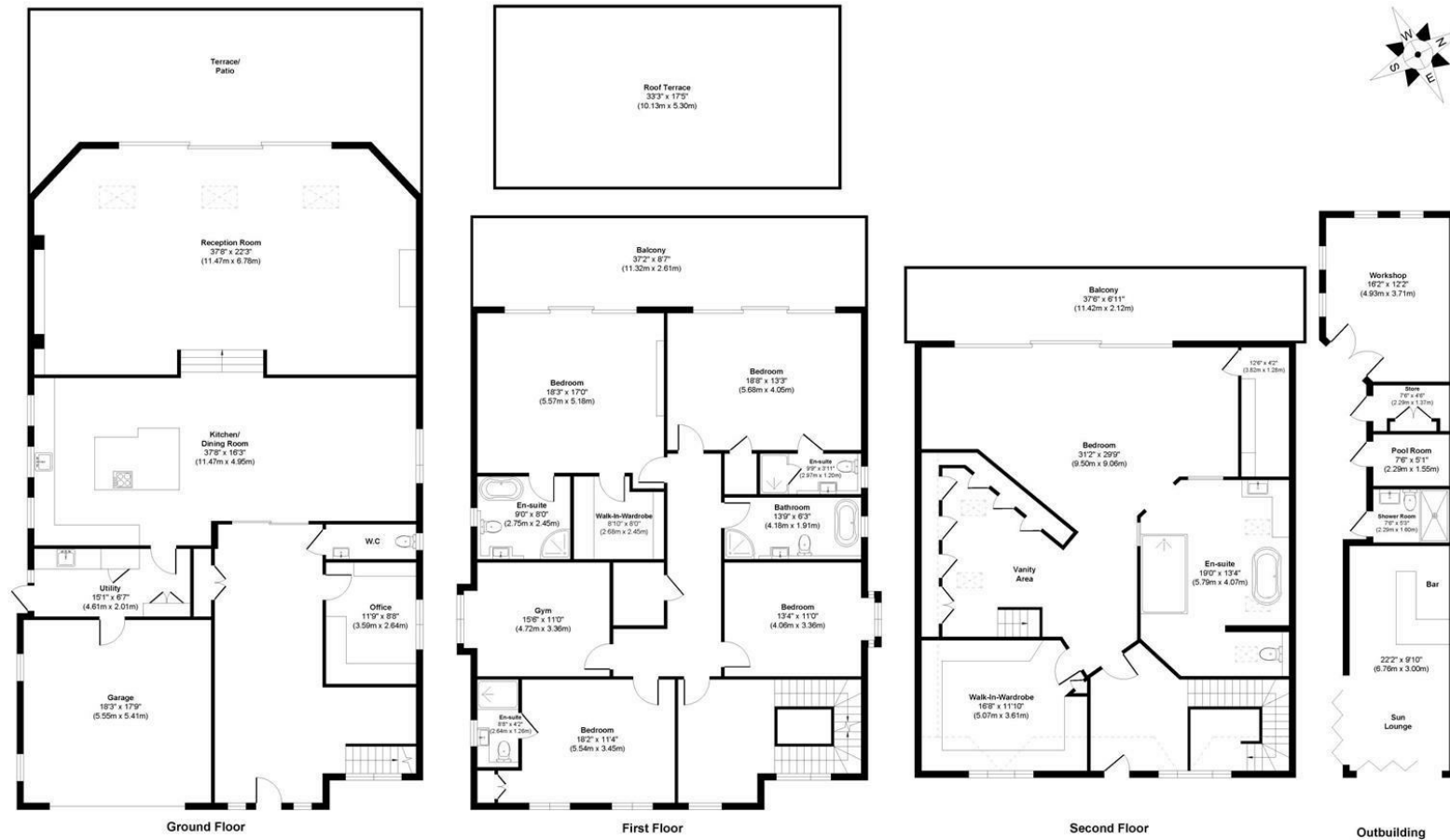
On the first floor there are four double bedrooms, three of which have their own ensuite bathrooms, one with a walk-in wardrobe and a gym (with air conditioning). The top floor is the true masterpiece of this home with the main bedroom suite boasting a separate walk-in wardrobe, dressing area and a glass wall en-suite. Breathtaking views await on the private balcony and roof terrace.

Externally the property offers off road parking for several vehicles and integral double garage. The rear garden is private, level and sunny and has excellent entertaining areas with a large terrace with an outdoor kitchen facility, a swimming pool complex with plant room and an independent shower room. Also there is a fully kitted out bar/summer house, perfect for soaking up the evening sun.



Additionally with the property, there is your own private jetty (10 meters) providing mooring for two boats, allowing access out to Poole Harbour and beyond.

Approximate Gross Internal Area  
Main House = 5204 sq. ft - 483.47 sq. m.  
Garage = 323 sq. ft - 30.02 sq. m.  
Outbuilding = 509 sq. ft - 47.30 sq. m.  
Total = 6036 sq. ft - 560.79 sq. m.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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