

50 Blake Hill Crescent, Lilliput  
Poole, Dorset, BH14 8QS



LUXURY &  
PRESTIGE  
Exclusive Properties



# Introduction

£2,650,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

[info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)  
[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)



Please click on the image above to view our short video introduction to this property.

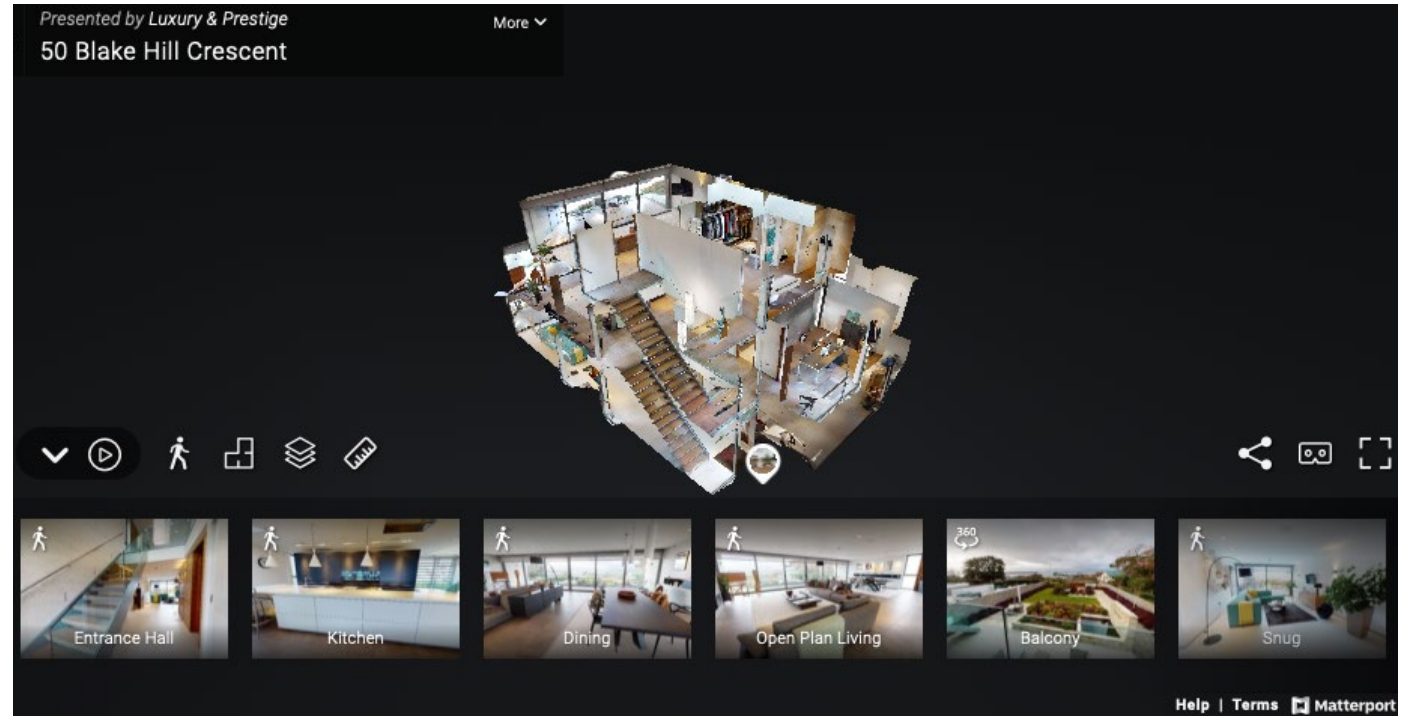
# Interactive 3D Tour

## Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.























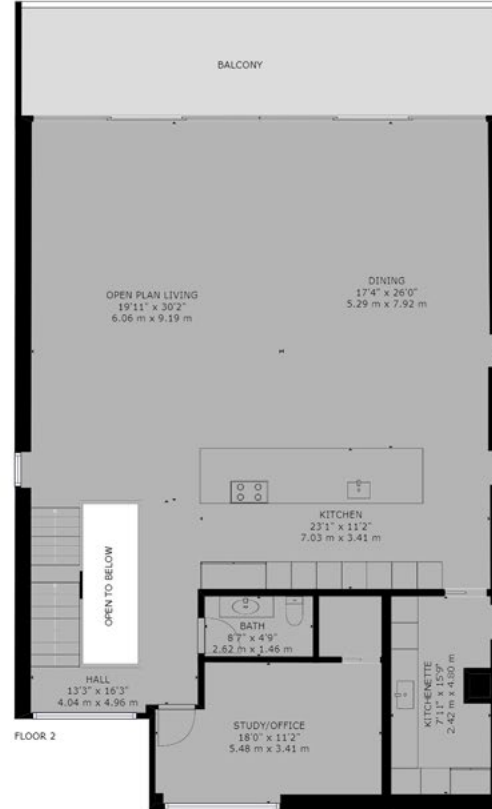
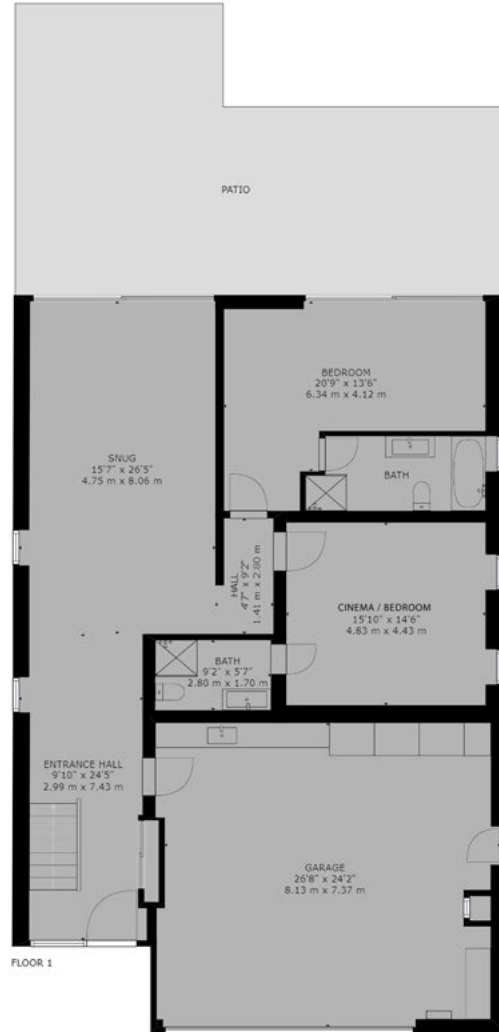








## 50 Blake Hill Crescent, Lilliput, Poole, BH14 8QS



GROSS INTERNAL AREA  
 FLOOR 1: 1355 sq ft, 126 m<sup>2</sup>, FLOOR 2: 1900 sq ft, 177 m<sup>2</sup>  
 FLOOR 3: 922 sq ft, 86 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 631 sq ft, 59 m<sup>2</sup>  
 TOTAL: 4178 sq ft, 388 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Summary

This is an outstanding contemporary home built to an exceptional standard. It was originally intended for the developer's own occupation and in our opinion it occupies the best plot of the three which were constructed as part of the development. In an area known for its properties with harbour views it boasts one of the best we have seen anywhere.

The accommodation extends to nearly 4,200 square feet arranged over three floors. On the middle floor there is a hugely impressive open plan living space which opens onto a full width sun balcony. It is zoned for informal sitting and dining and also includes a simply stunning contemporary kitchen with a centre island not to mention a concealed utility / pantry. There is also a separate study / home office - something which is now essential for some families.

The master bedroom suite has the most spectacular view and with its huge suite of dressing and bathroom facilities it is bound to impress. The ground floor was originally designed as three bedrooms and three bathrooms but it is currently laid out as a ground floor sitting room, two bedrooms and two bathrooms. Bedroom three is used as a cinema and it is fitted out exceptionally well.

The garden is largely level, well orientated for the sun and landscaped to a stunning design. Gardens with such attributes are rare to find and this is a particularly good example. This highly luxurious house was constructed to a stunning design and with a decor to match it has huge appeal.

- Outstanding harbour views
- Stunning architecture
- Beautiful interior
- Approximately 4,200 sq ft
- Level sunny garden
- Amazing open plan living area
- Home office
- High quality cinema
- Palatial master bedroom suite
- Garage & generous parking

**Guide Price:** £2,650,000

**Tenure:** Freehold

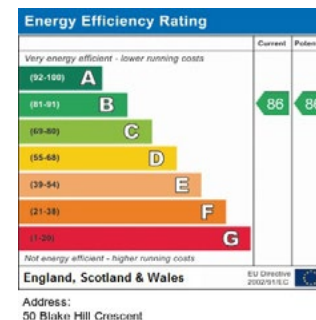
**Stamp Duty:** Main Home £216,750\*  
Additional Home £296,250\*  
(\*based on guide price)

**Lease Length:** N/A

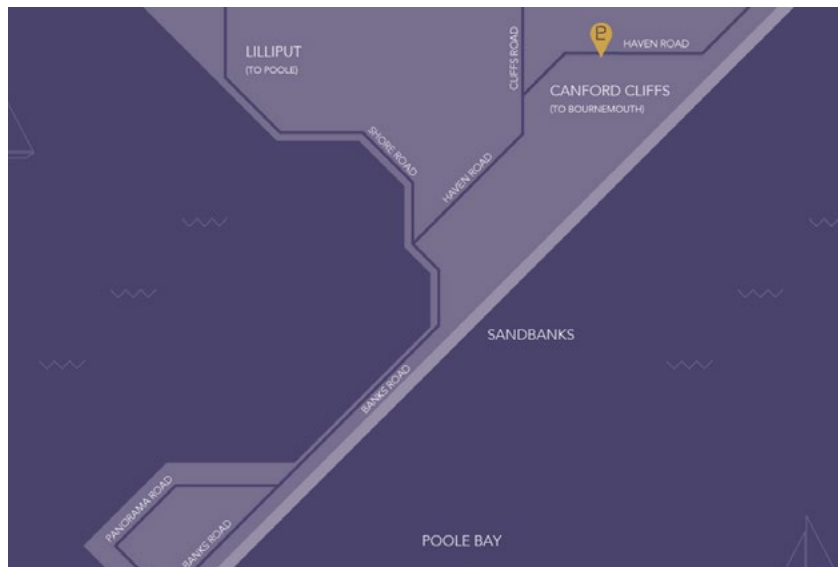
**Maintenance:** N/A

**Council Tax:** Band H  
(2020/2021 £3,631.78)

## Energy Performance Certificate:



# Get in Touch....



## IN PERSON:

We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.

## BY PHONE:

01202 007373

## BY EMAIL:

info@luxuryandprestige.co.uk

## PROPERTY REF:

0495



## IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

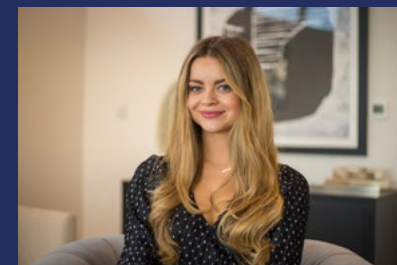


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**David Chissell**  
07795 835647  
david@luxuryandprestige.co.uk



**Harriet Towing**  
07809 908718  
harriet@luxuryandprestige.co.uk



**Joanna Miller**  
07902 340687  
jo@luxuryandprestige.co.uk



**Steve Isaacs**  
07970 878106  
steve@luxuryandprestige.co.uk

