



Anchor Watch

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

£4,500,000

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:

ANCHOR WATCH

L I L L I P U T

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

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

Interactive 3D Tour

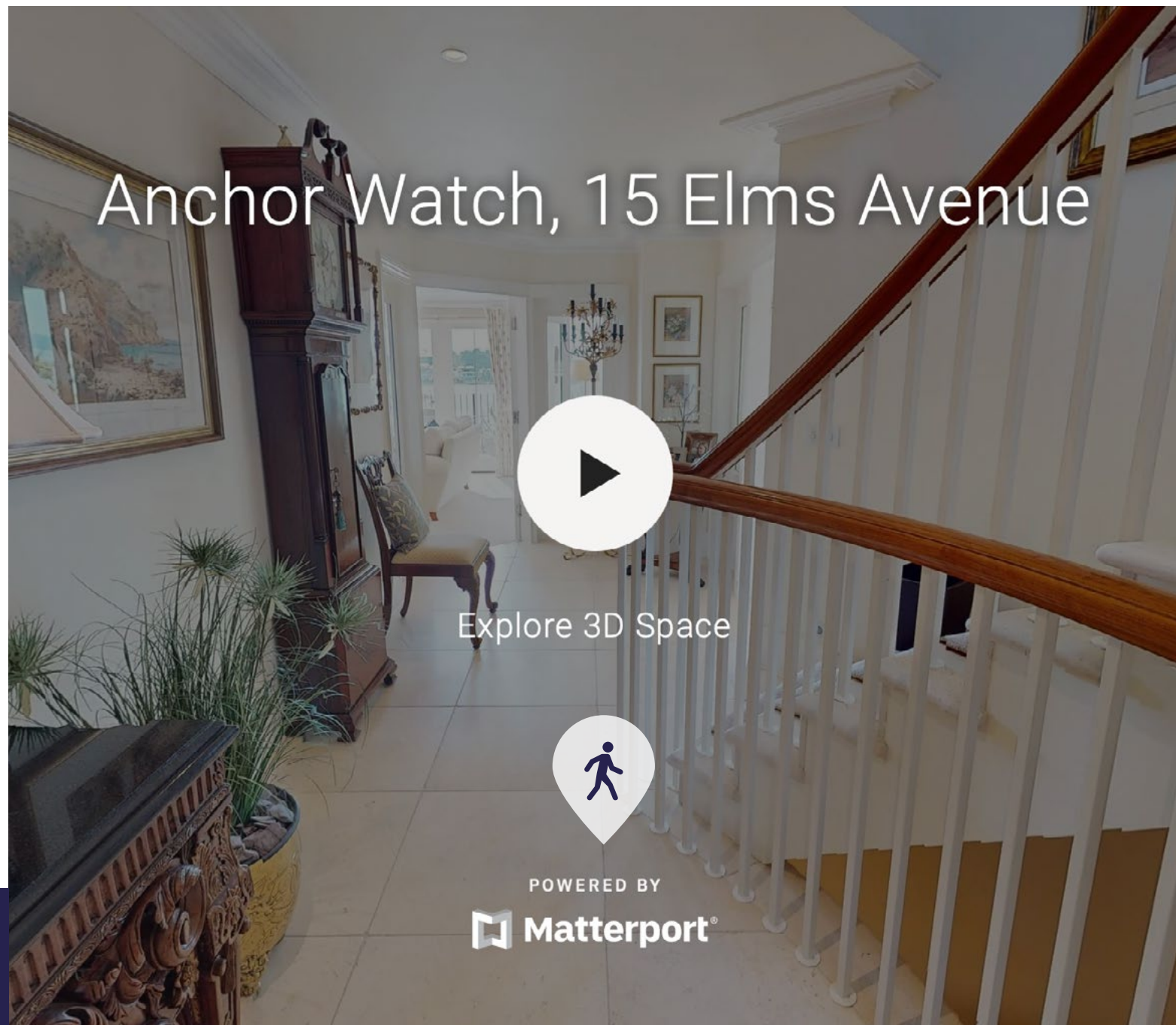
Can't wait to view in person?

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.

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 **Matterport**



The perfect place to watch the world go by.



The formal sitting room is a wonderful quiet space.



The upper and lower terraces offer picture perfect vantage points.



Even waterside homes need a cosy fireplace.



The radius staircase is elegant and well proportioned.





The top floor benefits from a commanding view.



The entertaining suite is versatile and could even be an additional bedroom.



Anchor Watch boats water frontage complete with viewing platform, summer house, pontoon and slipway.



Bedroom one is the most palatial.



The remaining bedrooms all benefit from en suite bathrooms and fitted furniture.





The private cinema is a perfect complement to the gymnasium.



The stone to striking mullions accentuate Arts & Crafts design.

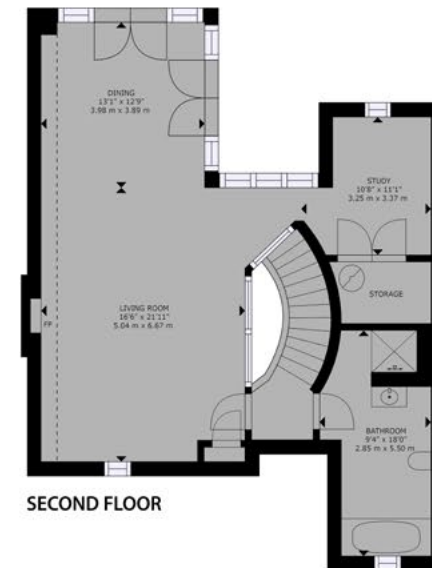
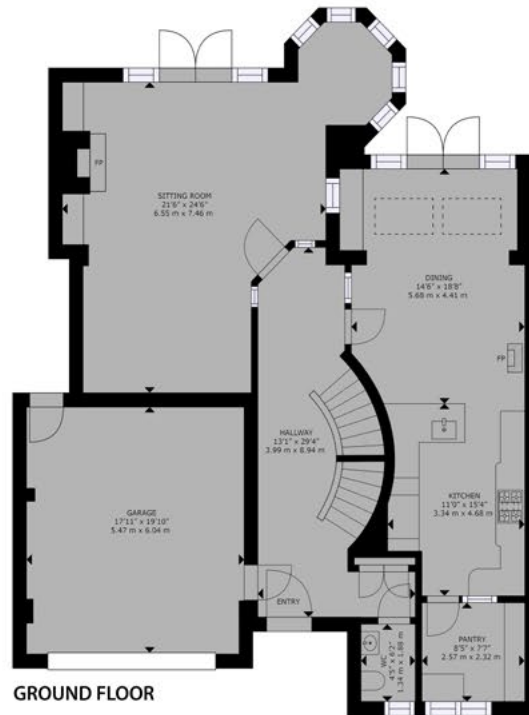


The garden is an oasis of tranquility.



This stretch of waterfront is renowned for its spectacular homes.

Anchor Watch, 15 Elms Avenue, Lilliput, Poole, BH14 8EE



GROSS INTERNAL AREA
 BASEMENT: 1,191 sq. ft, 111 m², GROUND FLOOR: 1,350 sq. ft, 125 m²
 FIRST FLOOR: 1,519 sq. ft, 141 m², SECOND FLOOR: 917 sq. ft, 85 m², GARAGE: 353 sq. ft, 32 m²
TOTAL: 5,330 sq. ft, 494 m²
 EXCLUDED AREAS (REDUCED HEADROOM BELOW 1.5M): 47 sq. ft, 4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Anchor Watch is a well-known house in the area. It was constructed by Wyatt Homes for the current owners in an Arts & Crafts style and to a hugely impressive specification. It sits on one of the areas most exclusive strips of waterfront with direct water frontage to The Blue Lagoon.

The house extends to over 5,300 square feet arranged over four floors. As one would expect the views are simply beautiful with a vast horizon incorporating Poole Harbour, The Sandbanks Peninsula and of course the Purbeck Hills beyond. The kitchen / diner and formal sitting room both open onto the upper terrace and on the first floor there are four bedroom, each with en suite facilities. Bedroom one enjoys the best view as well as a walk through dressing area.

The top floor comprises a suite of rooms including a large entertaining space, study and bathroom. The commanding view is only enhanced by the vaulted ceiling. The lower ground floor is largely dedicated to leisure amenities including a private cinema and gymnasium.

On a summer's day the garden adds another dimension to the house with two levels of private sun terrace leading to a manicured lawn. Just beyond sits a decked terrace / viewing platform and a summer house. There is also a private pontoon and slipway and this is one of the few houses in the road to benefit from both.

- Striking Arts & Craft design
- Direct water frontage
- Slipway & pontoon
- Choice of decks and terraces
- Over 5,300 square feet
- Four bedrooms, five bathrooms
- Gymnasium
- Private cinema
- Spectacular grounds
- Top floor entertaining suite / bedroom 5

Guide Price: £4,500,000

Tenure: Freehold

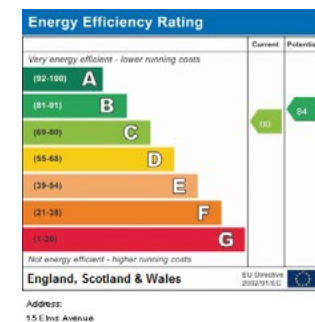
Stamp Duty: Main Home £451,250*
Additional Home £586,250*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2023/2024 £4,086.48)

EPC:



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Property ref: 0877



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.