



Home Waters

1 Firs Lane, Lilliput, Poole, Dorset, BH14 8JG

£6,250,000

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:



HOME WATERS

LILLIPUT

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

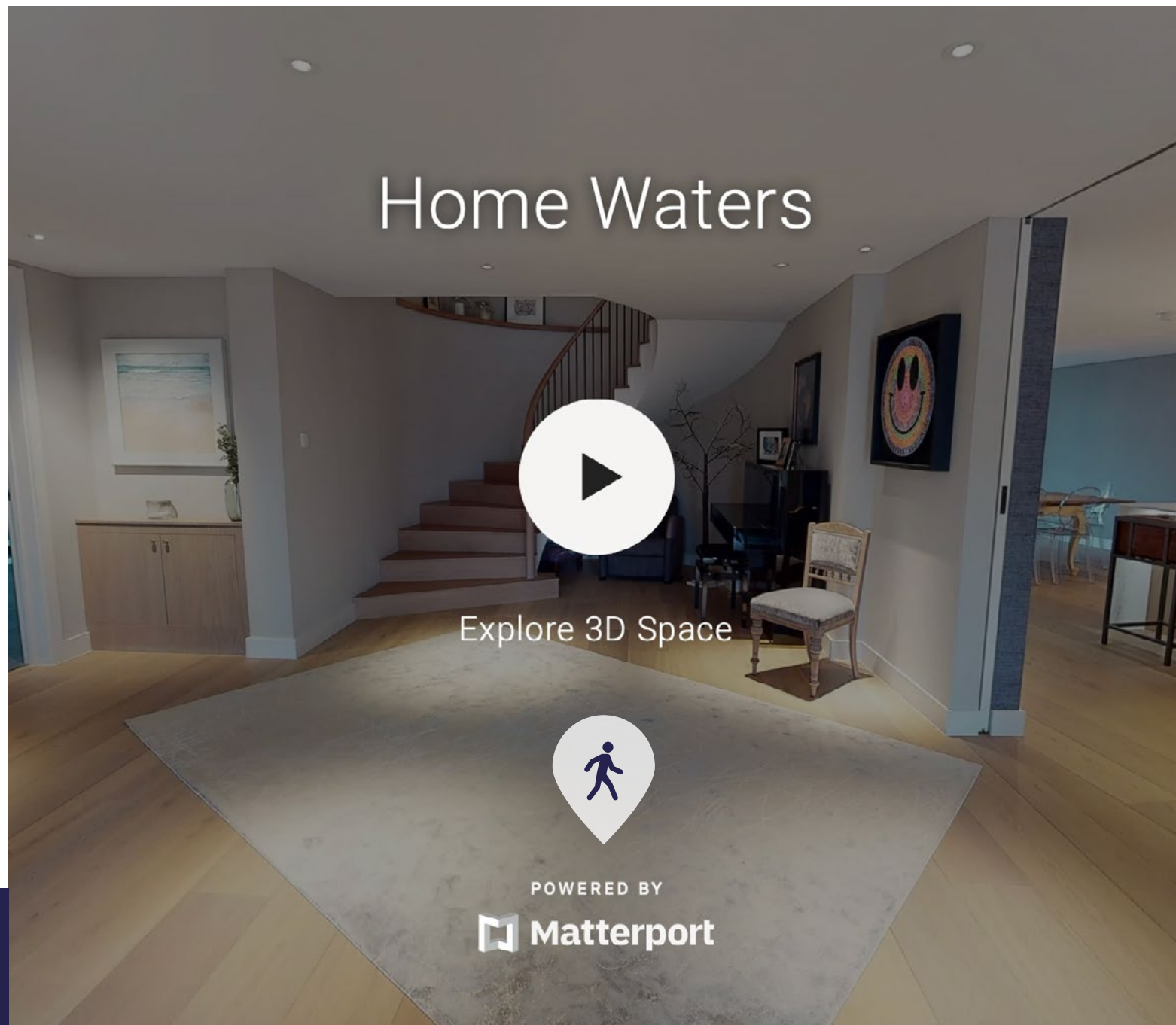
Can't wait to view in person?

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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Please click on the image above to view our interactive 3D tour of this property.

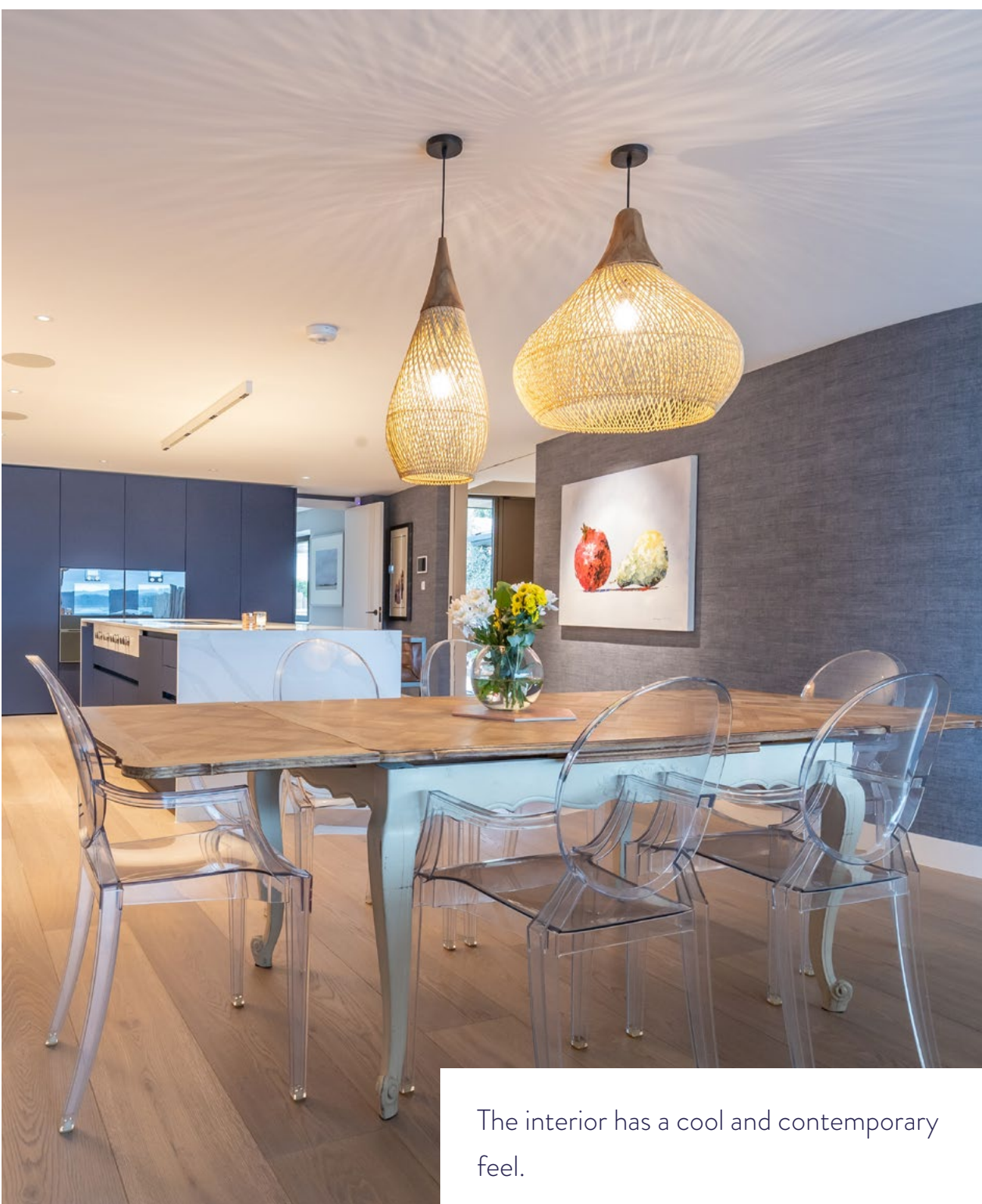




Home Waters is an oasis of calm and tranquility.



The stunning radius staircase makes a wonderful first impression.

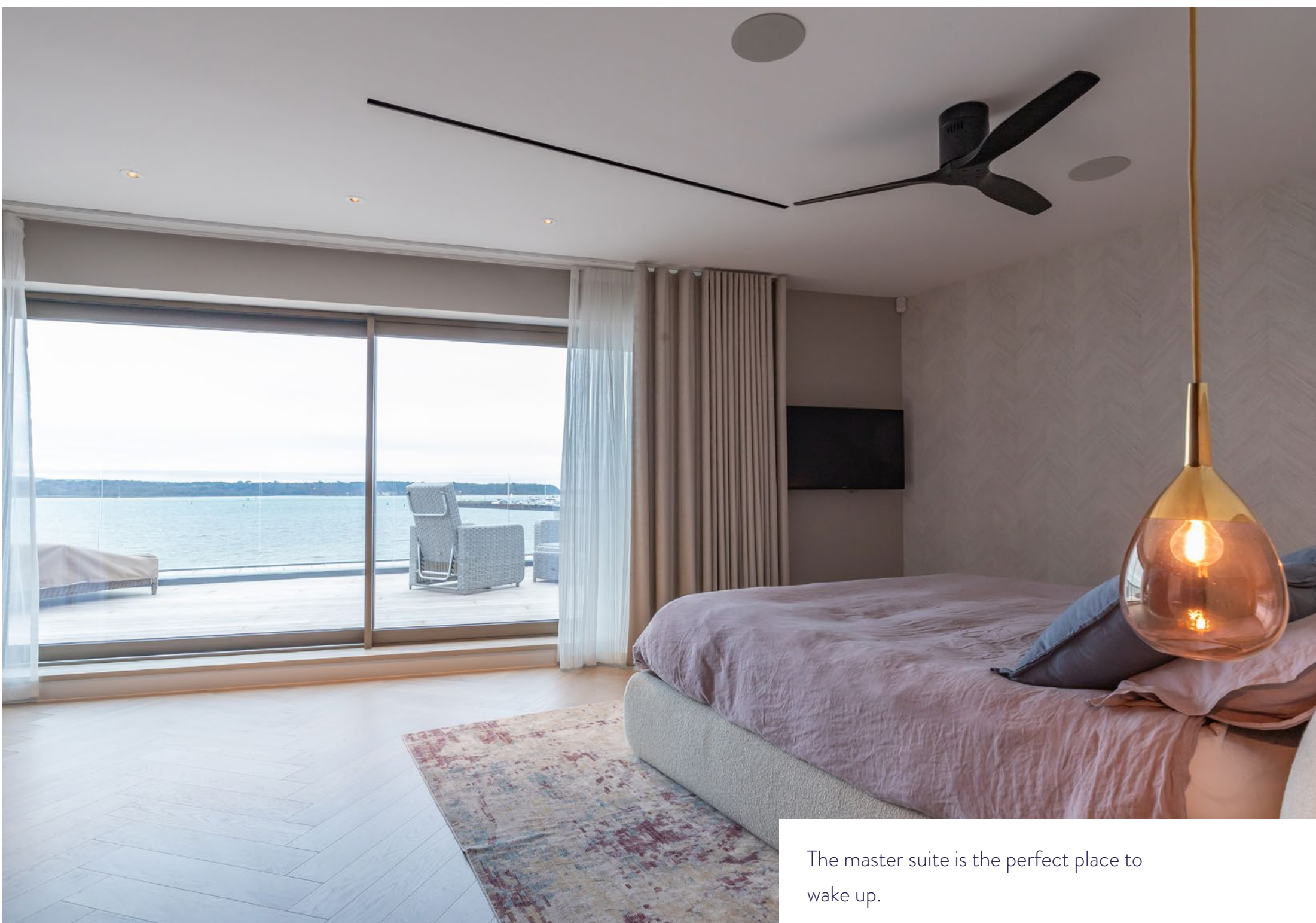


The interior has a cool and contemporary feel.





It offers a unique perspective of Poole Harbour.



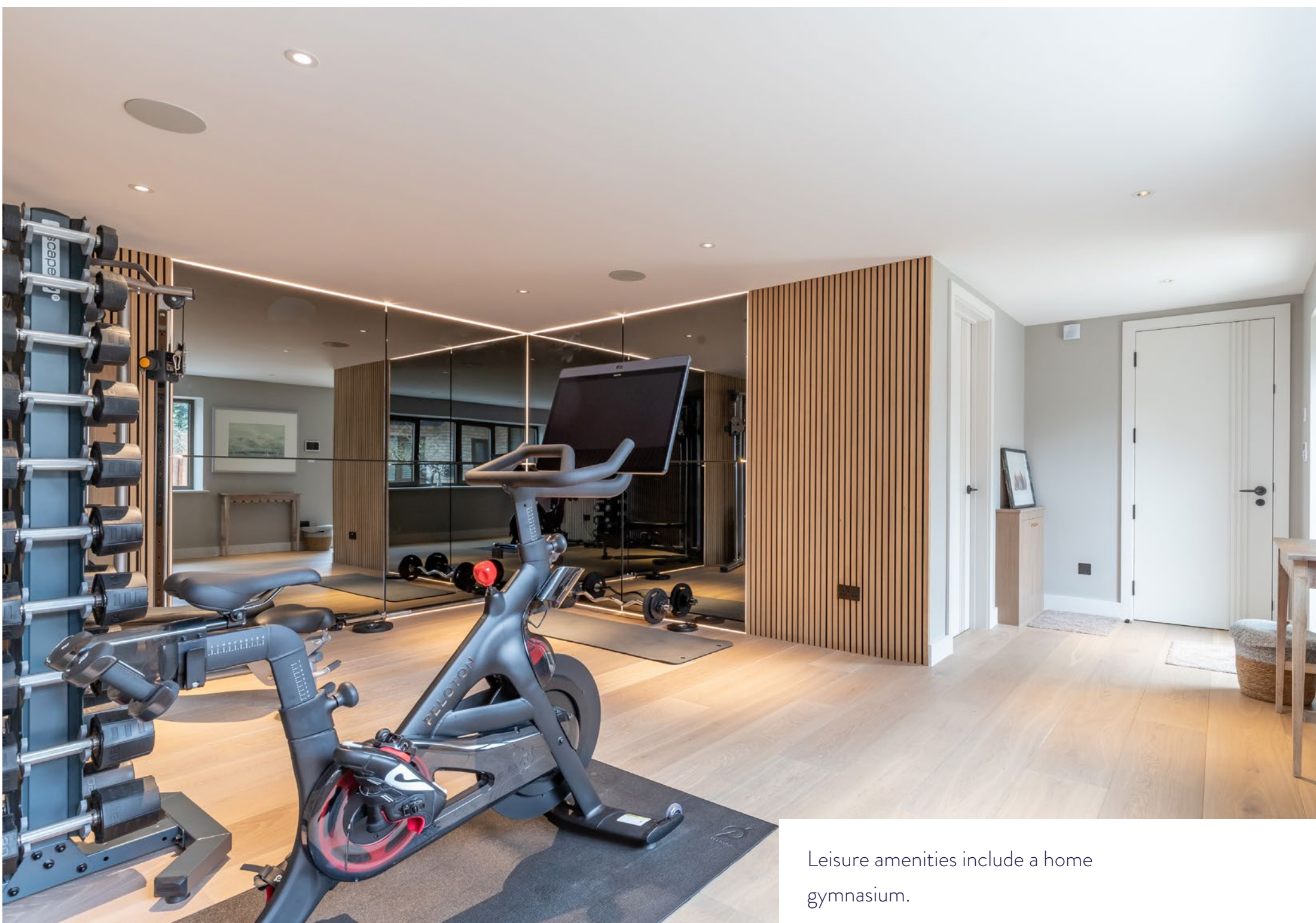
The master suite is the perfect place to wake up.



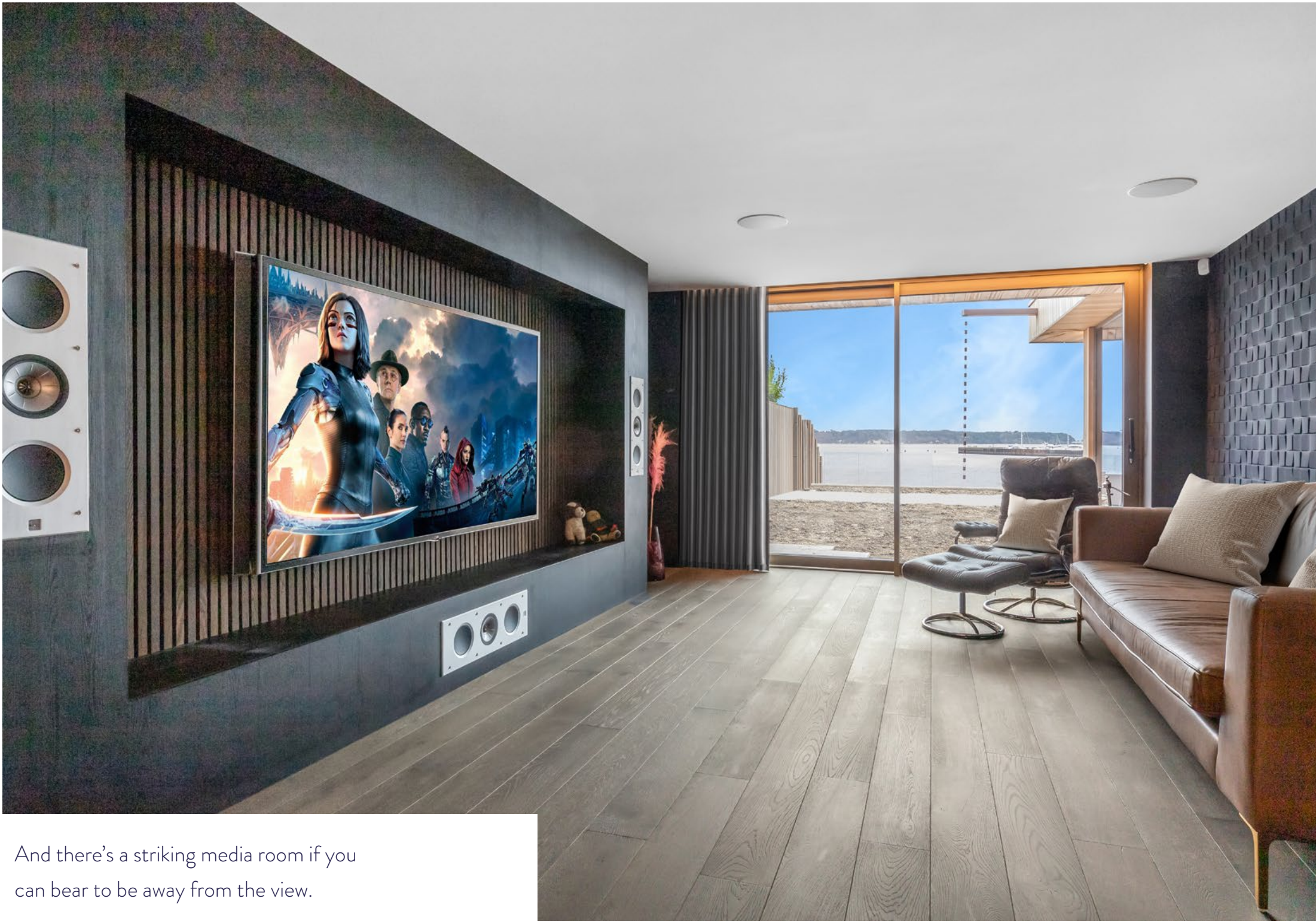
It includes a fully fitted walk-through dressing area and stunning en suite.



There are a total of five bedroom suites, each with its own individual style.



Leisure amenities include a home gymnasium.



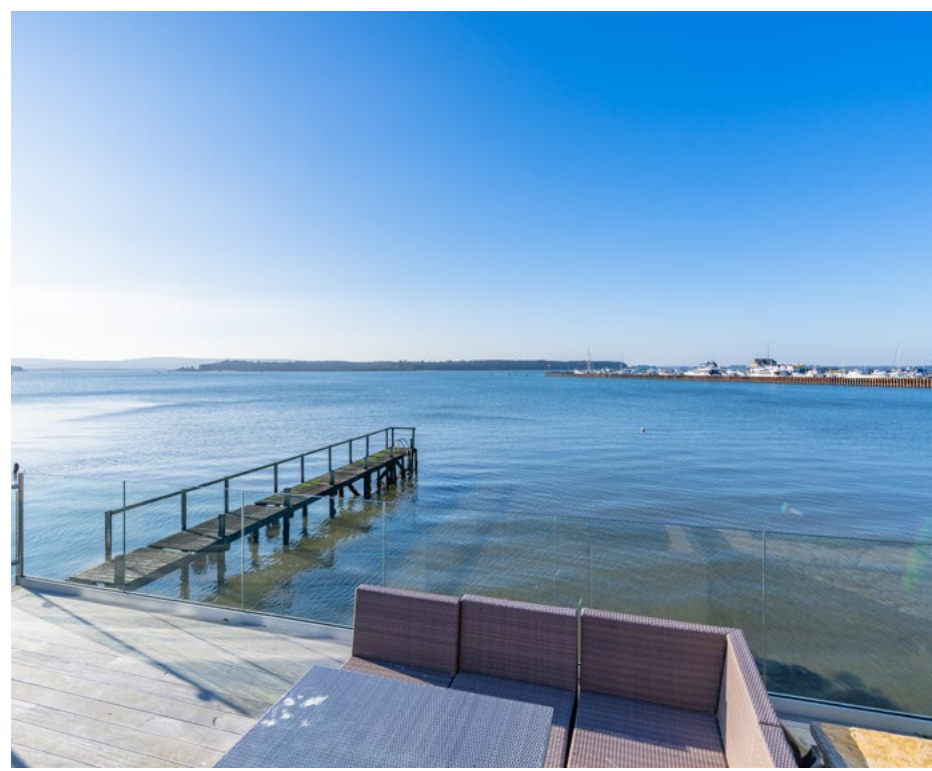
And there's a striking media room if you can bear to be away from the view.



One of the bedroom suites is on the ground floor.

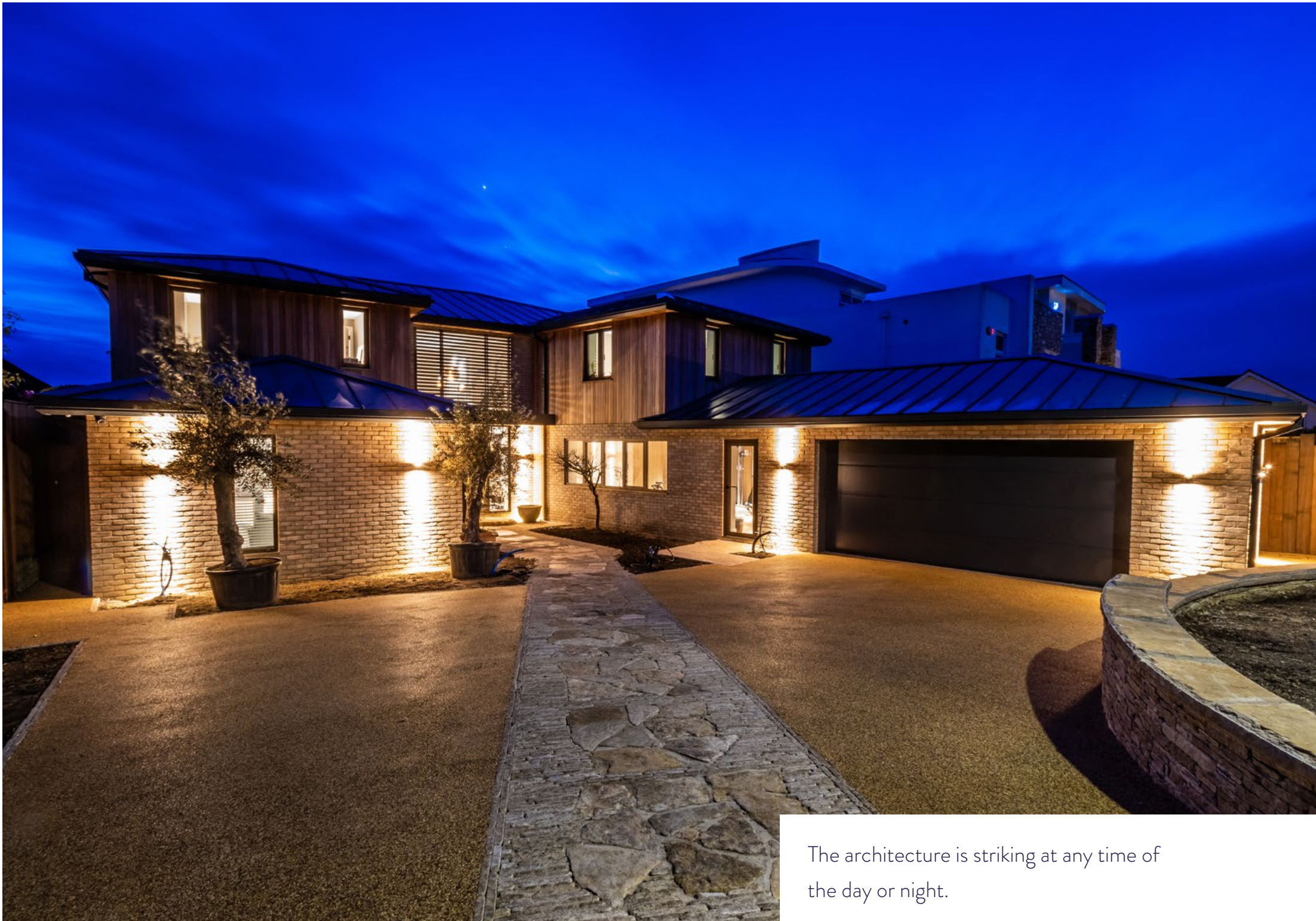


Everything leads towards the stunning harbour views.



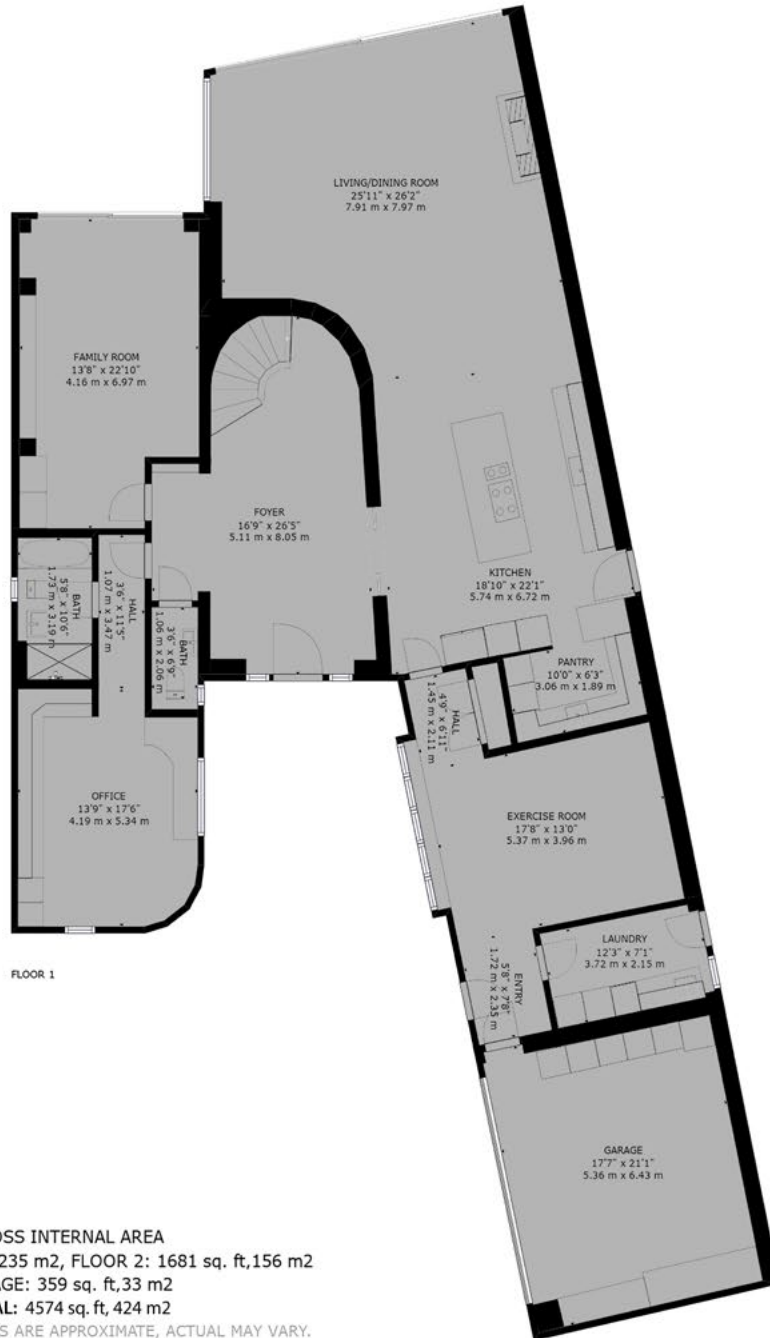


With its own private pier it has an amazing connection to the water.



The architecture is striking at any time of the day or night.

Floorplan



Home Waters, 1 Firs Lane, Lilliput Poole, BH14 8JG

GROSS INTERNAL AREA
 FLOOR 1: 2534 sq. ft, 235 m2, FLOOR 2: 1681 sq. ft, 156 m2
 GARAGE: 359 sq. ft, 33 m2
TOTAL: 4574 sq. ft, 424 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

Home Waters is one of just five properties on this quiet and especially tranquil stretch of waterfront making it one of the most exclusive cul-de-sacs anywhere on the South Coast. It is tucked away in a sheltered position, just off Dorset Lake Avenue, making it convenient for the amenities at Lilliput and of course of Salterns Marina.

The spectacular view of Poole Harbour is unique to this location encompassing Brownsea Island, the Sandbanks Peninsula and a myriad of boats travelling to and from the harbour entrance. One of the luxuries of living here is the direct water frontage so for those who like to spend their leisure time on the water it is simply ideal. The house was constructed by a leading boutique developer but it has been remodelled and re-imagined by the current owners with a contemporary and sophisticated up to the minute theme. If you are looking for an oasis of tranquility and a place to decompress after a stressful week at work then look no further.

The accommodation extends to nearly 4,600 square feet and it is arranged over just two floors including four / five bedrooms, each with en suite facilities. The principal bedroom benefits from the most panoramic view not to mention a large private sun terrace, a walk in closet and an exquisite en suite shower room. The radius staircase affords a sense of arrival inside and the open plan lifestyle space opens directly onto the private sun terrace as well as featuring a simply stunning contemporary kitchen with centre island.

Other luxuries include a separate sitting / media room, a gymnasium, a family room as well as a fully fitted home office which could also be a ground floor guest bedroom with a dedicated en suite. Home Waters is a simply beautiful lock up leave main or additional home offering a unique perspective of waterfront living.

- Beautiful & unique view of Poole Harbour
- Quiet & exclusive cul-de-sac
- Direct water frontage
- Perfect for sun worshippers
- Open plan lifestyle room
- Highly luxurious kitchen
- Four / five bedroom suites
- Downstairs guest suite
- Gymnasium
- Ideal to lock up & leave

Guide Price: £6,250,000

Tenure: Freehold

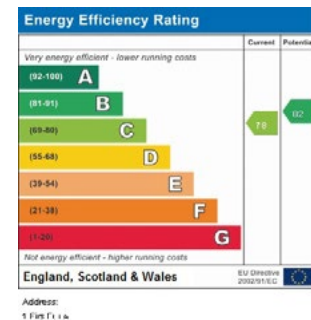
Stamp Duty: Main Home £661,250*
Additional Home £848,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2023/2024 £4,096.48)

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Property Ref: 0796



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.