



23A Lilliput Road

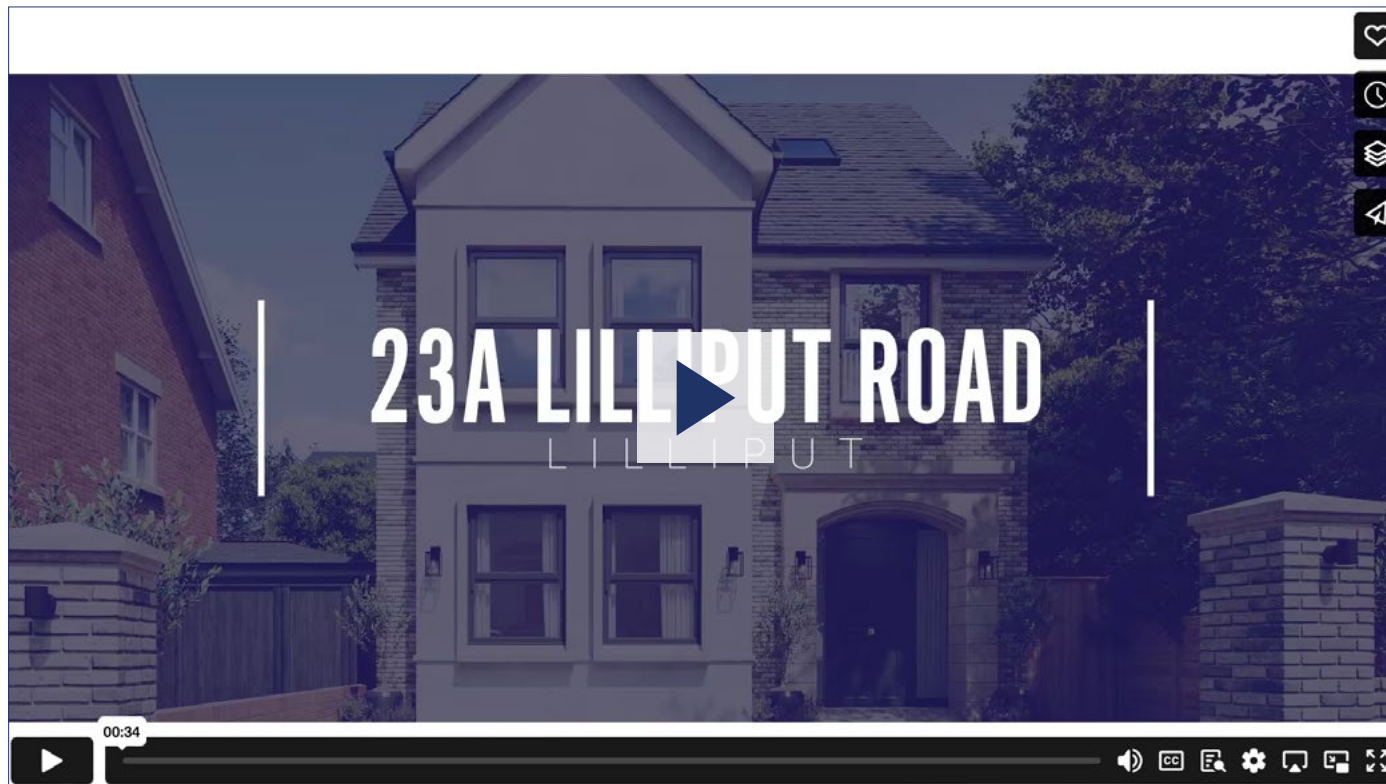
Lilliput, Poole, BH14 8JU



LUXURY &  
PRESTIGE  
Exclusive Properties

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All of our properties feature a professionally produced one minute video, personally introduced by a member of our team.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

**vimeo**



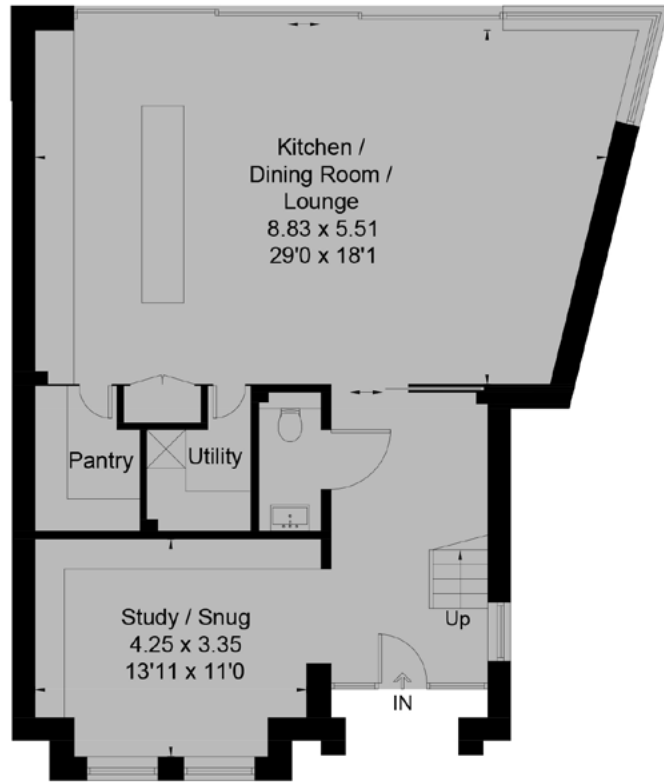
Traditional on the outside yet uber contemporary and stylish on the inside.



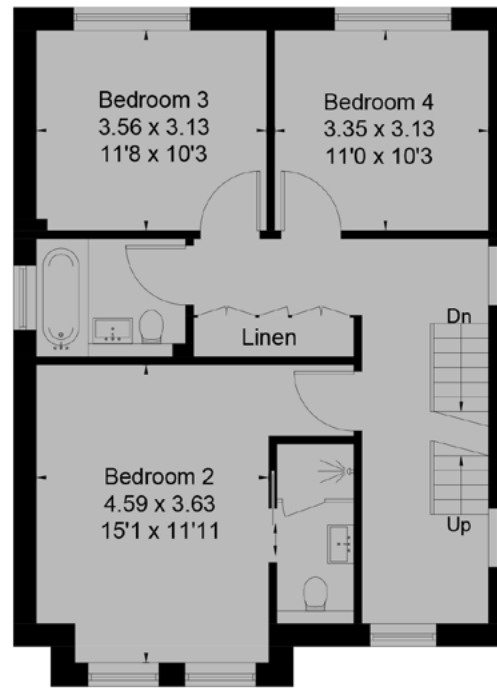
It has a fantastic courtyard style garden, perfect for alfresco living.

## 23A Lilliput Road, Lilliput, Poole, BH14 8JU

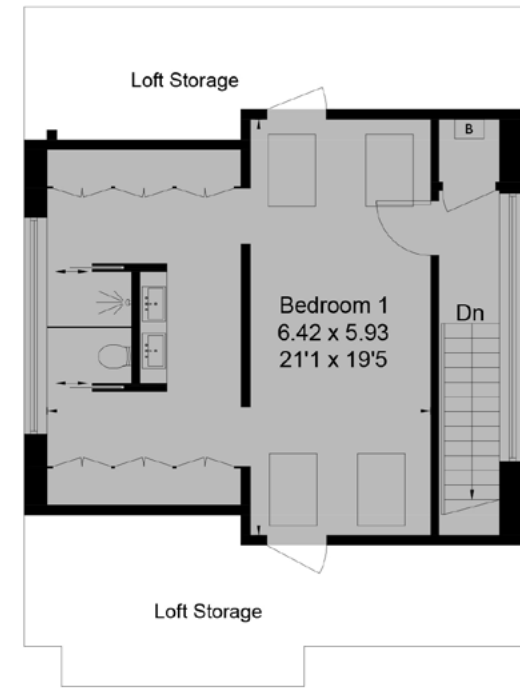
Approximate Floor Area: 2,071 sq. ft / 192.4 m<sup>2</sup>  
(Excluded Areas: Eaves Storage: 226 sq. ft / 21 m<sup>2</sup>)



Ground Floor



First Floor

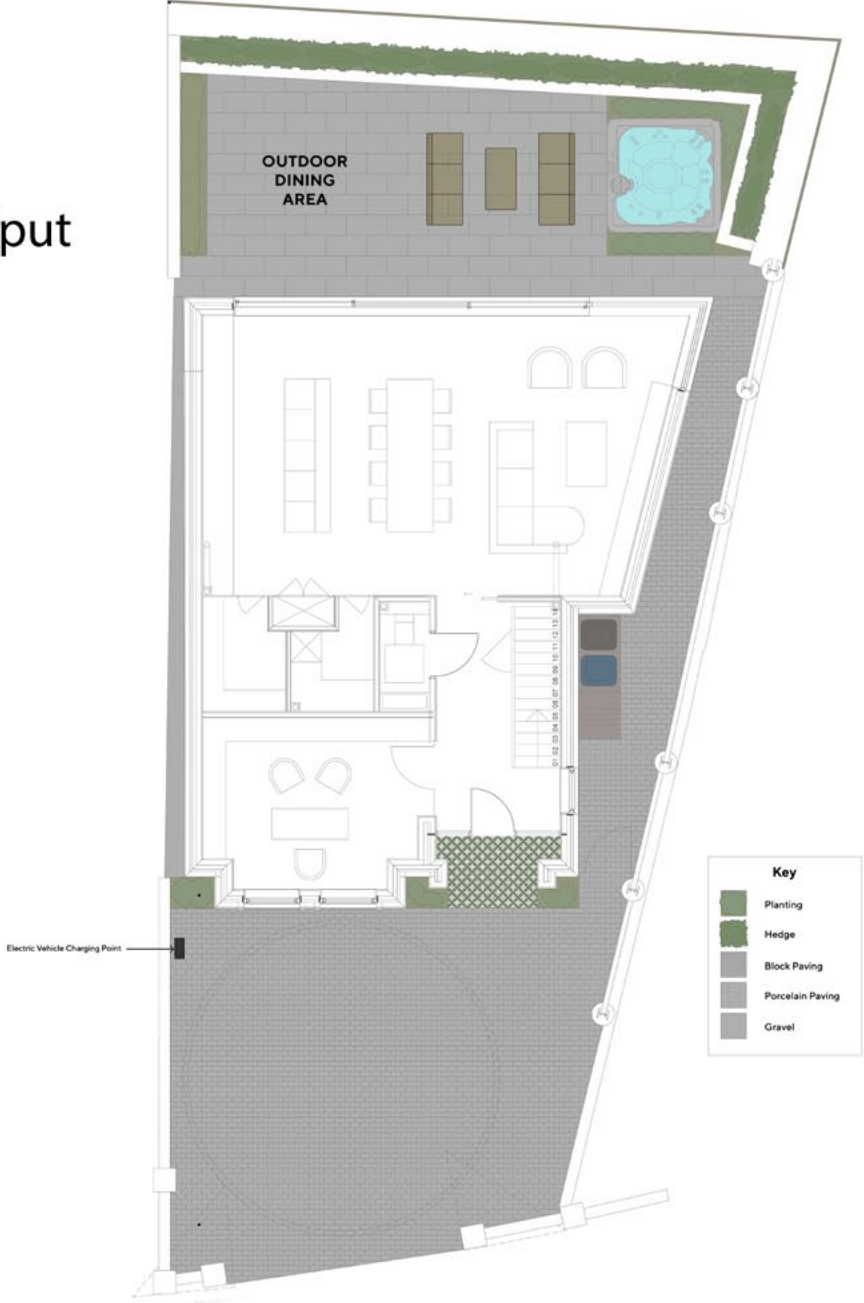


Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #64544

**Landscape Plan**  
23A Lilliput Road, Lilliput  
Poole, BH14 8JU



## Summary

This stunning detached character property is currently under construction by KLF Developments who are well known locally for constructing some of the best homes in the area. This beautiful new build home is located on Lilliput Road and is within walking distance of the Lilliput shopping parade and the world famous Poole Harbour. The popular Canford Cliffs Village and the picturesque Parkstone Golf Course are also just a short distance away.

This new home has a total built form of 2,071 square feet and on the ground floor there is a contemporary open plan kitchen / dining / lounge area with a utility room, pantry and a separate cloakroom as well as a study / additional reception room. On the first floor there are three double bedrooms with a family bathroom as well as an en-suite shower room to bedroom two. The sumptuous master suite occupies the second floor with an impressive vaulted ceiling and fully fitted walk in dressing area leading through to a beautifully appointed en suite shower room. There is also an additional 226 square feet of eaves storage space.

The rear courtyard garden has been cleverly designed and is ideal for entertaining with outdoor lighting and a wide variety of planting designed by The Landscape Company with a hot tub included. It benefits from off road parking for two vehicles with a turning circle. This property will be finished to an exceptional standard and will be ready to move in by summer 2024.

- Stunning new build detached home
- Traditional design with contemporary twist
- Impressive open plan living space
- Magnificent master suite
- Four bedrooms, three bathrooms
- Ground floor study, cloakroom and utility
- Extends to 2,071 square feet
- Off road parking with turning circle
- Walking distance to Poole Harbour & Lilliput
- Ready for occupation Summer 2024

## Details

<b>Guide Price:</b>	£1,395,000
<b>Tenure:</b>	Freehold
<b>Lease Length:</b>	N/A
<b>Maintenance:</b>	N/A
<b>Ground Rent:</b>	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Stamp Duty:</b>	Main Home                    £80,750** Additional Home            £122,600** ** based on guide price
<b>Council Tax:</b>	TBC 2023/2024                    £X,XXX.XXpa
<b>EPC:</b>	



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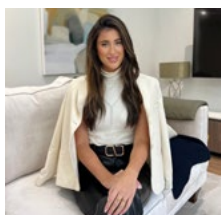
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**Property Ref:** 0618



### 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.