



46 Blake Hill Crescent

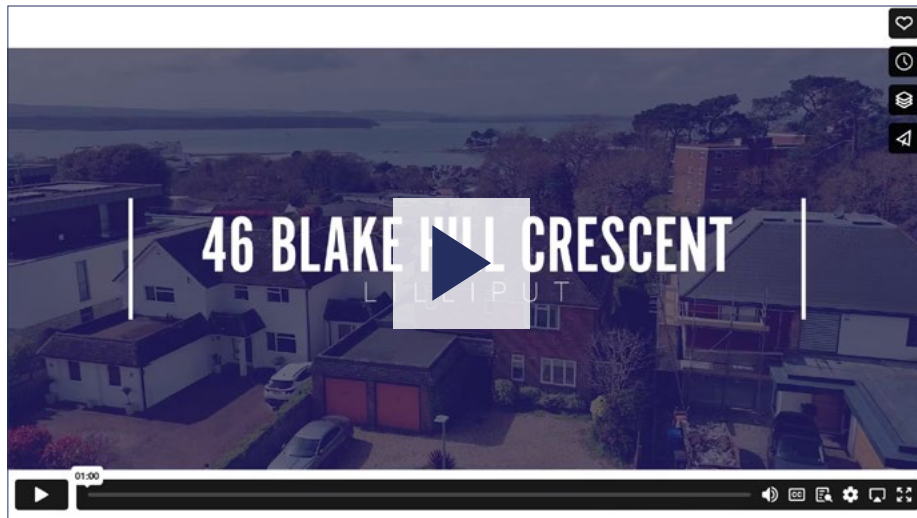
Lilliput, Poole, Dorset, BH14 8QS



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

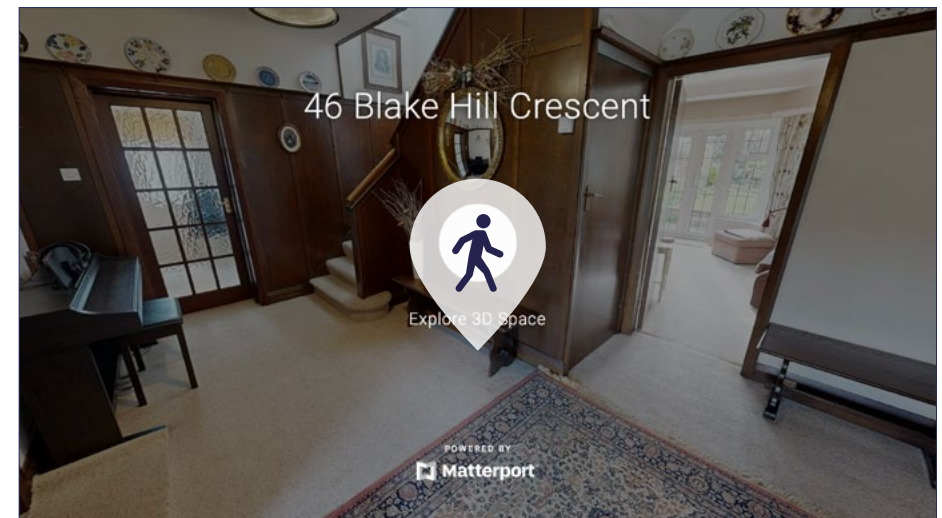
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above 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.

Matterport™



It has a large level South West facing garden.



There is a choice of reception rooms with character features.



The living and dining rooms open out onto the sun terrace via French doors.



There are four bedrooms and two bathrooms.



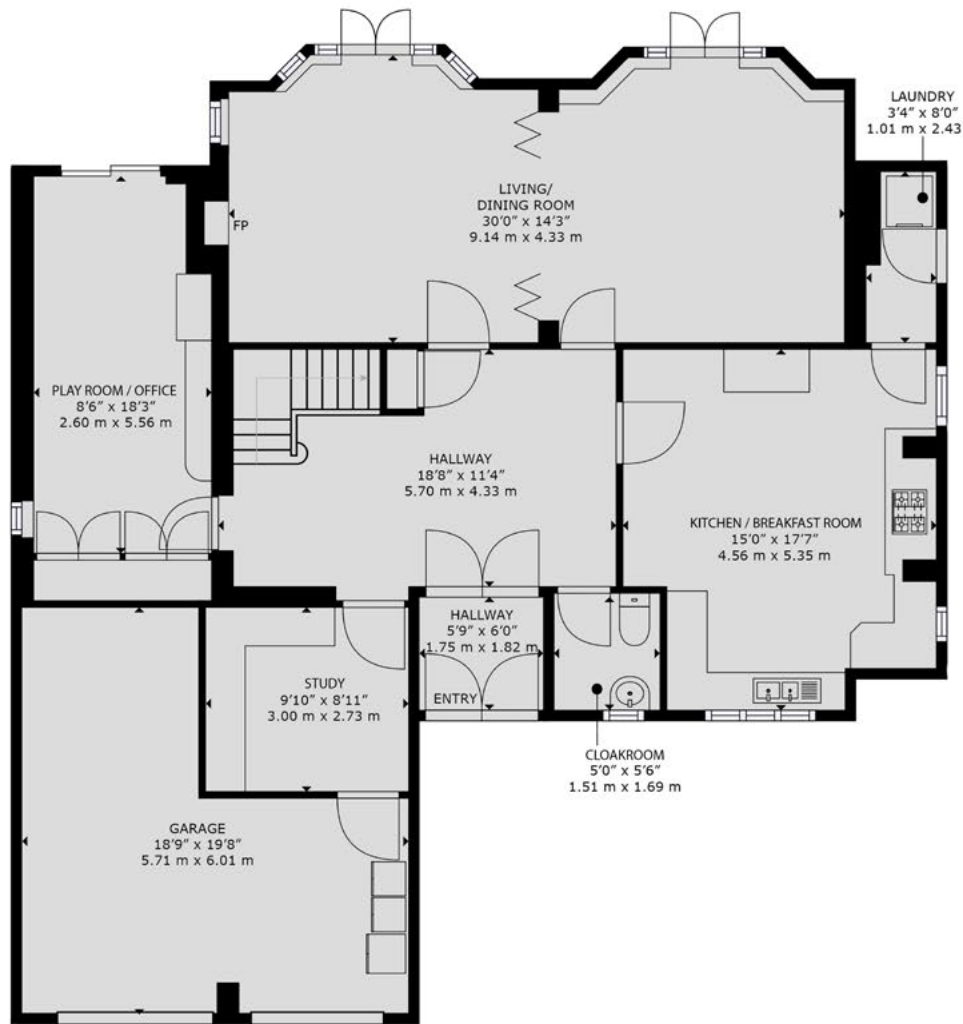


The views across Poole Harbour from the first floor.

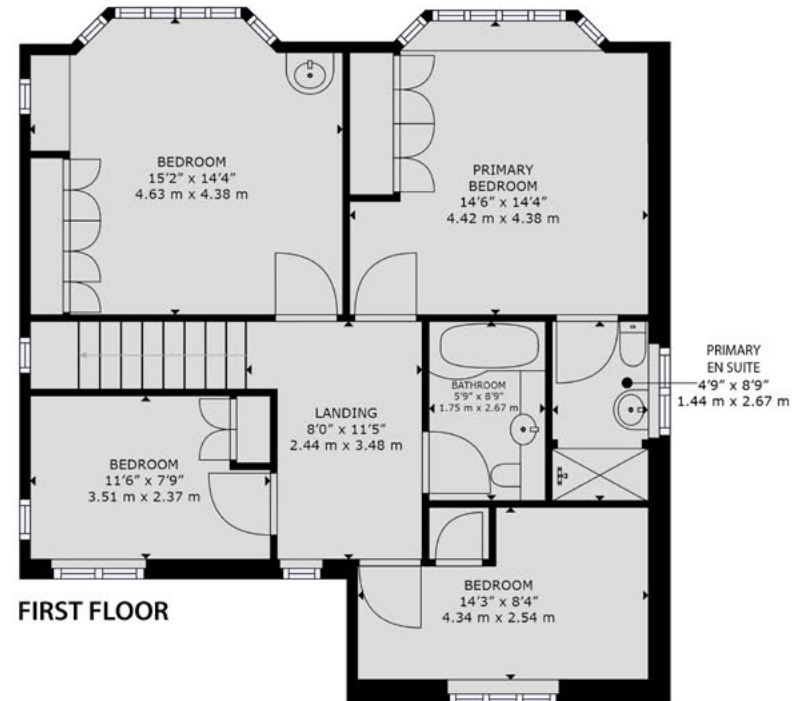


The beautiful garden is well orientated for the sun.

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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 1,277 sq. ft, 119 m², FIRST FLOOR: 856 sq. ft, 79 m²
 GARAGE: 275 sq. ft, 26 m²
TOTAL: 2,408 sq. ft, 224 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Harbour views and a wonderful garden are just two of the features which make this house so special, no wonder it's been in the same family ownership for over thirty years! It sits in arguably the most exclusive part of this prestigious road where houses have sold for as much as £3 million.

The house sits on a largely level plot with a very generous and manicured garden. From the upper floor of the house there are good harbour views looking southwards, especially from the principal bedroom. The current built form extends to just over 2,400 square feet including the integral oversize garage (with a partitioned room) four bedrooms, two bathrooms and a choice of receptions in addition to the kitchen / diner. The lounge and dining room open up via concertina doors and both connect to the private sun terrace via French doors. With values being so high in the road this could be a perfect opportunity for anybody looking to take on a project such as remodelling or upscaling subject to the necessary consents.

- Detached family home
- Highly sought after location
- Harbour views from first floor
- Extends to 2,408 square feet
- Four bedrooms, two bathrooms
- Choice of receptions
- Great garden with sun terrace
- South West facing
- Generous driveway
- Huge potential

Details

Guide Price: £1,695,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

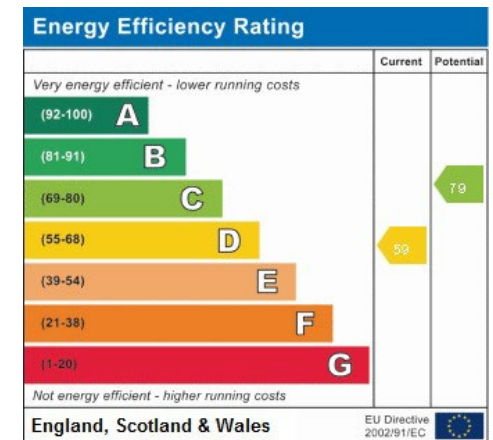
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £114,650**
Additional Home £165,500**
** based on guide price

Council Tax: Band G
2023/2024 £3,413.73pa

EPC:



Address:
48 Blake Hill Crescent



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Exclusive Properties



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Property Ref: 0946



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.