



Reflections

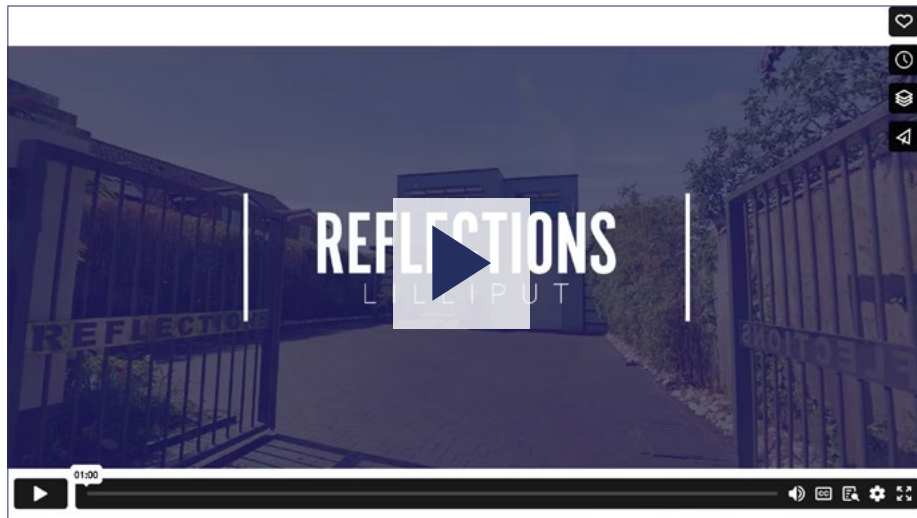
3 Gardens Road, Lilliput, Poole, Dorset, BH14 8JF



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

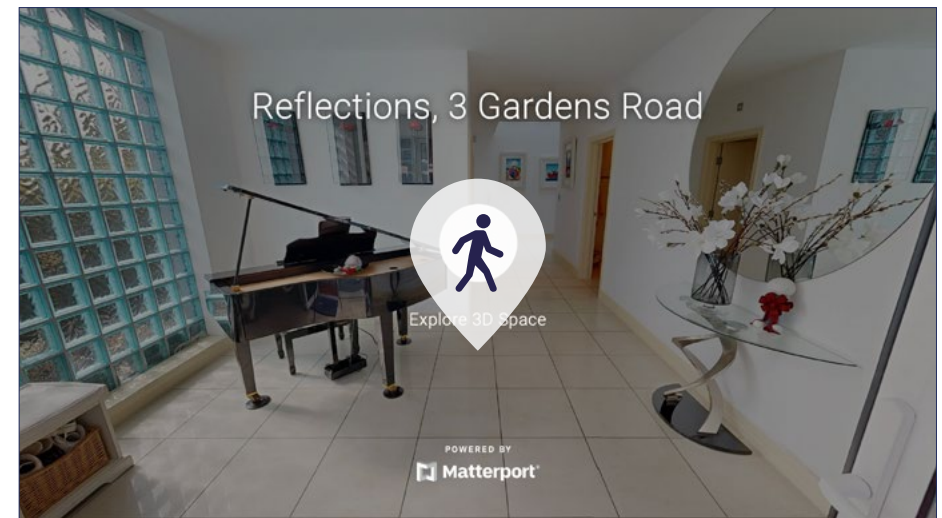
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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



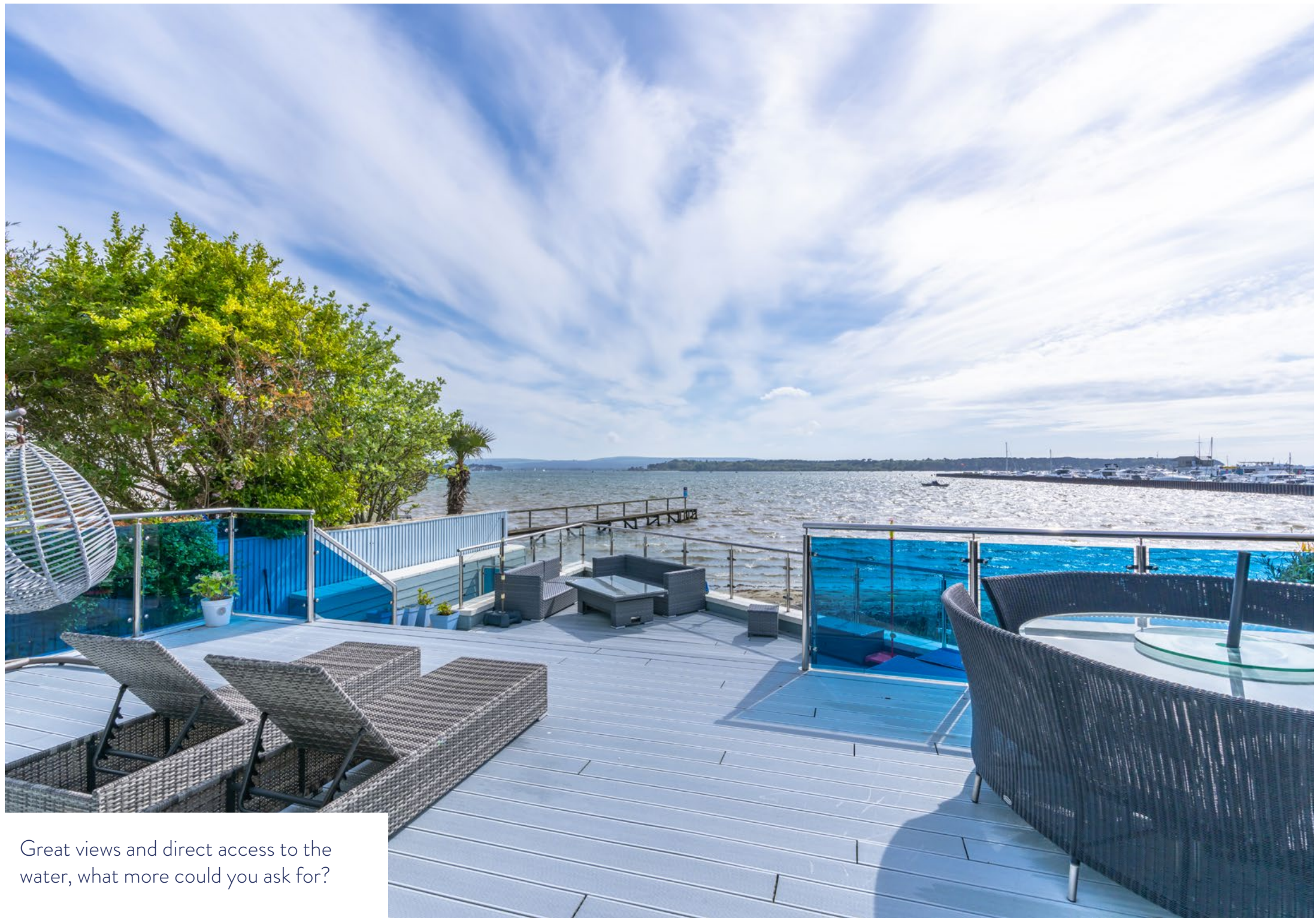
Simply click on the thumbnail above to take a step inside and explore this beautiful home.

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™



The striking design has a distinct coastal feel.



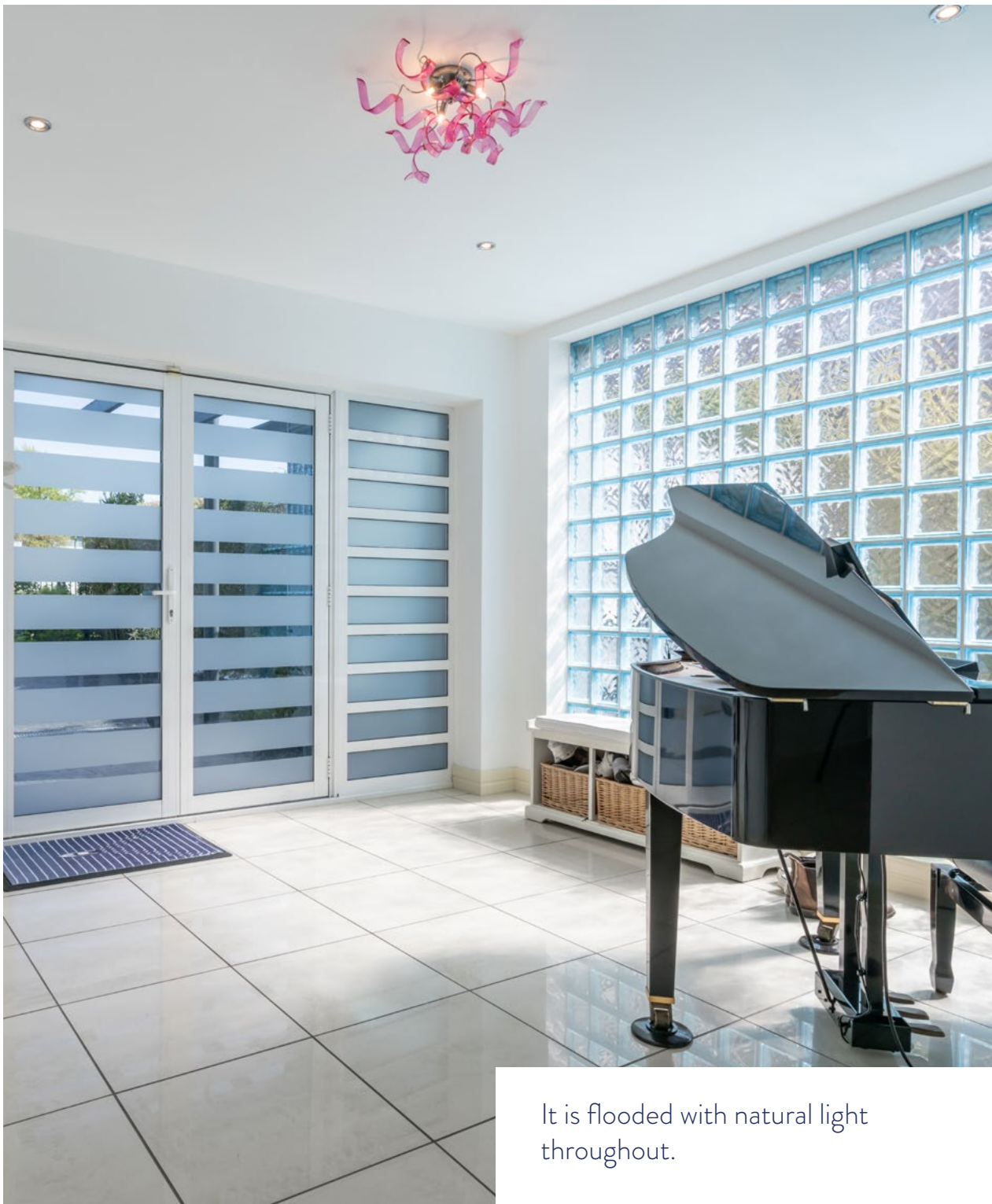
Great views and direct access to the water, what more could you ask for?



The living spaces are cool and contemporary.



Large format windows help to bring the outside in.

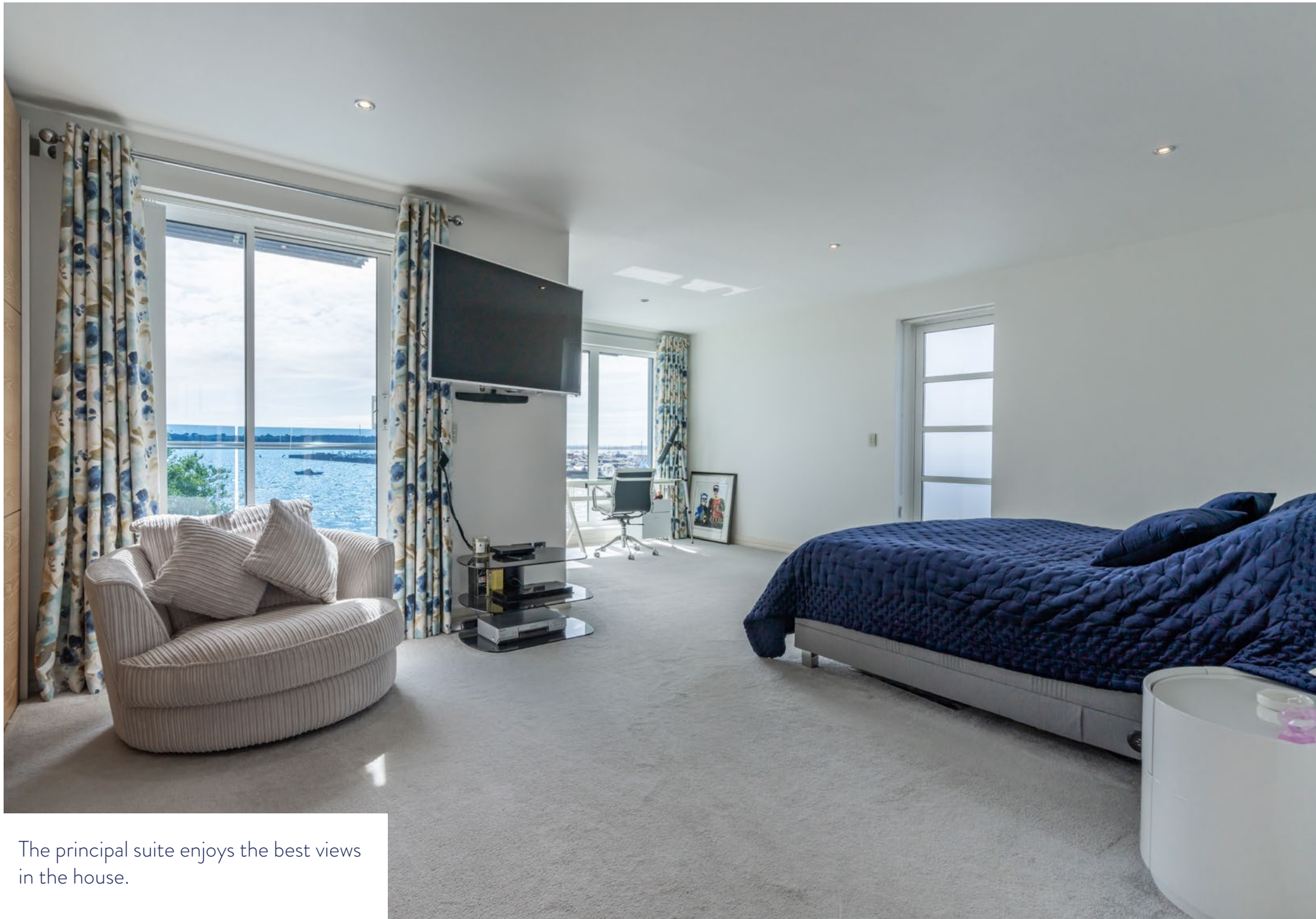


It is flooded with natural light throughout.





The spacious sitting room is perfect for entertaining.



The principal suite enjoys the best views in the house.



Is there a better spot to sit and watch the world go by?



There is a total of four bedrooms and three bathrooms.

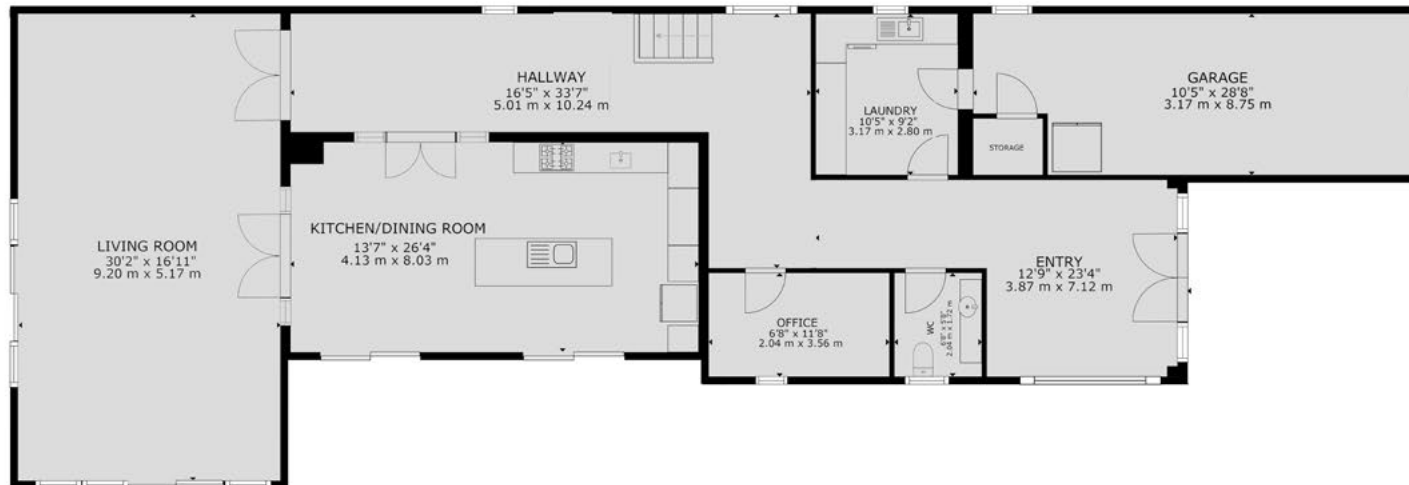


The waterside sun terrace is the perfect place to relax and unwind.

Reflections, 3 Gardens Road, Lilliput, Poole, BH14 8JF



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 1,713 sq. ft., 159 m²
 FIRST FLOOR: 1,799 sq. ft., 167 m²
 GARAGE: 280 sq. ft., 26 m²
TOTAL: 3792 sq. ft., 352 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Reflections is aptly named, sitting on an especially quiet and tranquil stretch of the waterfront and tucked away from the hubbub of the nearby Sandbanks Peninsula. Unusually for a waterfront property in this vicinity it has a strong horizontal emphasis to its linear design with built form extending to around 3,800 square feet.

The accommodation is arranged over just two floors and it includes four bedrooms, three bathrooms, two receptions and a home office. The best views are reserved for the principal bedroom suite and the 30' sitting room which open onto a private sun terrace adjoining the foreshore. This is a wonderful outdoor living space which faces approximately Southwest with far reaching views encompassing Brownsea Island and the Purbeck Hills beyond. Poole Harbour is renowned for its beautiful sunsets and Reflections offers a perfect vantage point from which to enjoy the view. To the front of the property there is an enclosed courtyard with room for casual and guest parking as well as an integral garage. Nearby amenities include Lilliput Village and Salterns Marina.

- Direct water frontage
- Quiet and tucked away
- Beautiful views of Poole Harbour
- Sunny aspect
- Large private sun terrace
- Arranged over just two floors
- Four bedrooms, three bathrooms
- 30' sitting room
- Close to amenities
- Planning approved to add an additional floor

Details

Guide Price: £3,995,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

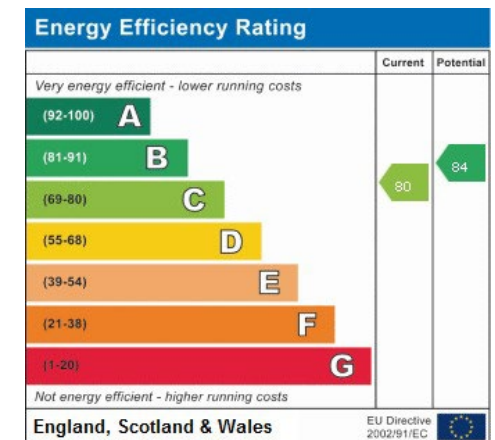
Ground Rent: N/A*

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

Stamp Duty: Main Home £390,650**
Additional Home £510,500**
** based on guide price

Council Tax: Band H
2024/2025 £4,295.50pa

EPC:



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3 Gardens 21-23



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Exclusive Properties



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Property Ref: 0959



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.