

Luxury+Prestige

REFLECTIONS

3 GARDENS ROAD, LILLIPUT, POOLE, BH14 8JF

















TAKE A STEP INSIDE



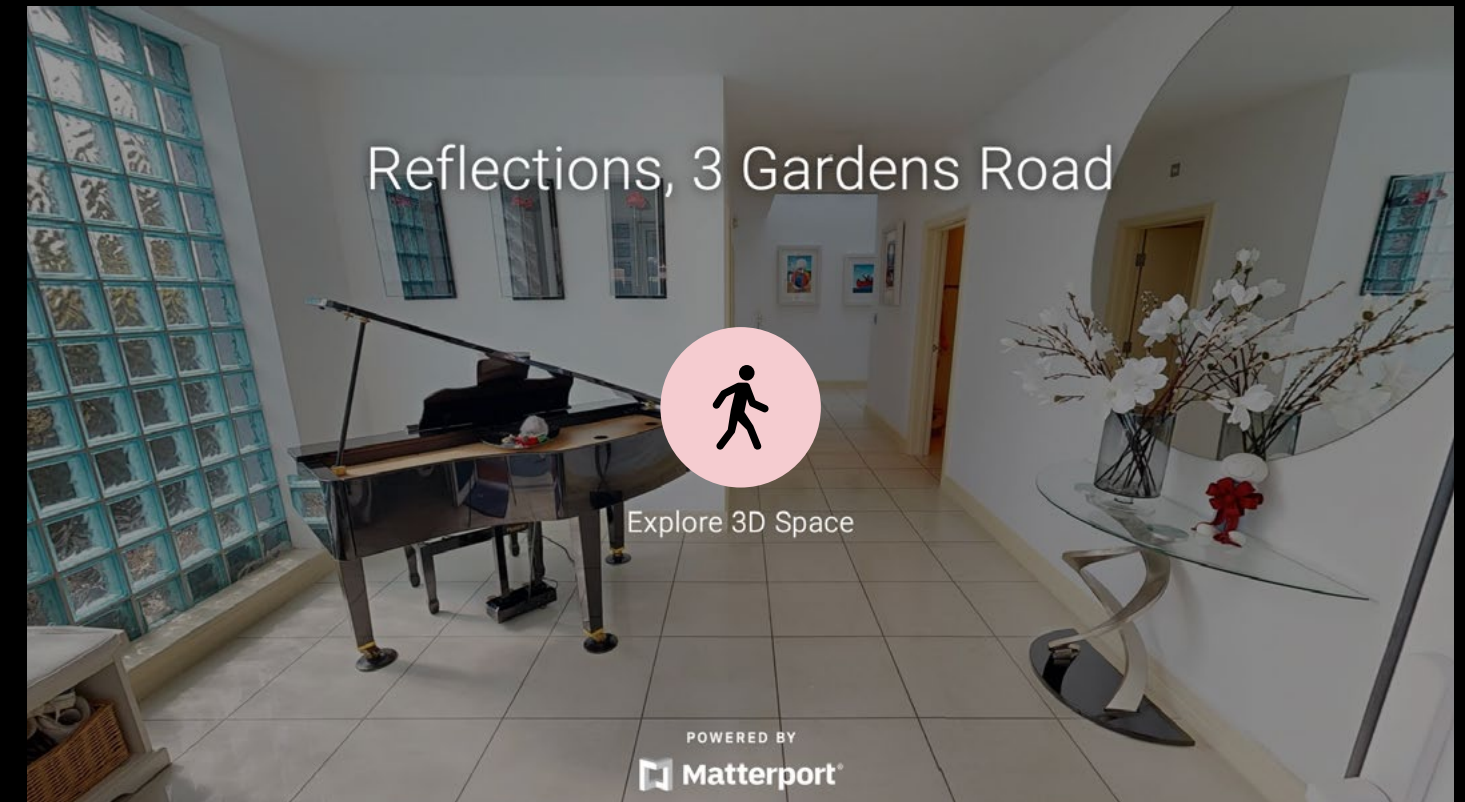
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

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 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™

Floorplan

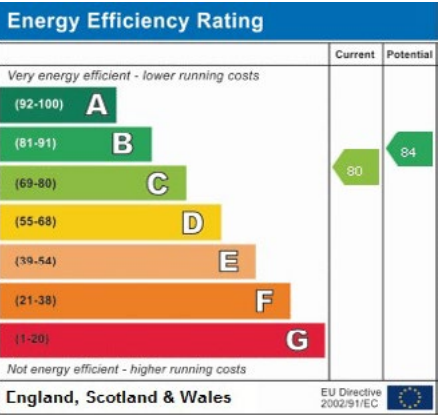
Reflections, 3 Gardens Road,
Lilliput, Poole, BH14 8JF

GROSS INTERNAL AREA

House:
Ground Floor: 1,713 sq. ft / 159 m²
First Floor: 1,799 sq. ft / 167 m²
Garage: 280 sq. ft / 26 m²
Total: 3,792 sq. ft / 352 m²

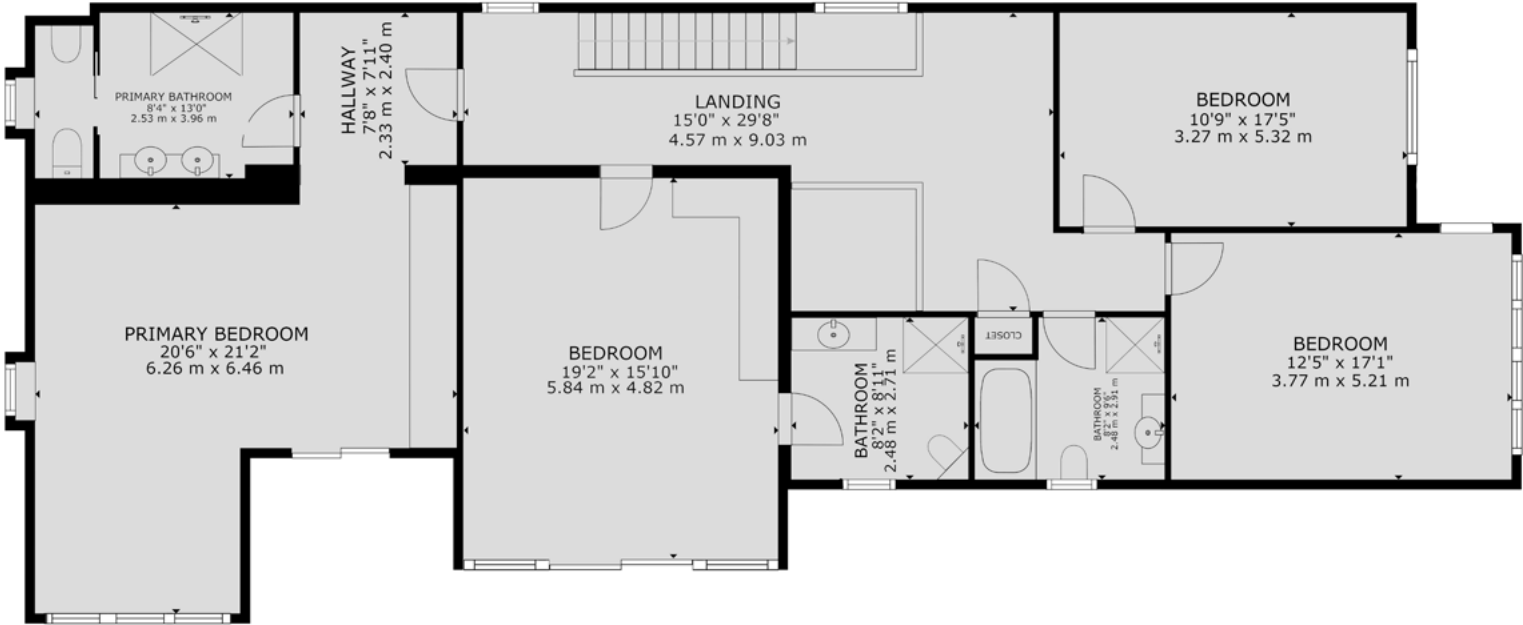
Overall Total: 3,792 sq. ft / 352 m²

Sizes and dimensions are approximate, actual may vary.

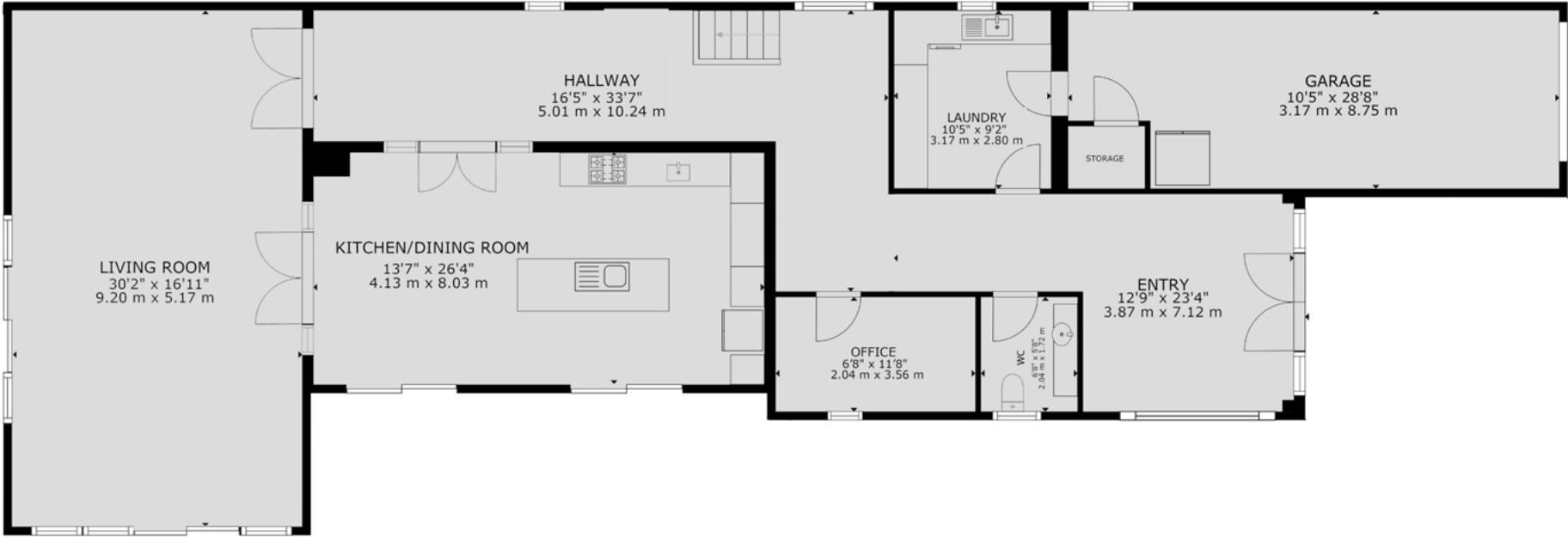


Address:
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Luxury and Prestige



FIRST FLOOR



GROUND FLOOR

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.

Details

Guide Price:	£3,595,000		
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	£345,150**	
	Additional Home	£524,900**	
	** based on guide price, correct as at 1.4.25		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2024/2025	£4,295.50pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + 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

Our team



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