



Calypso

5A Dorset Lake Avenue, Lilliput, Poole, Dorset, BH14 8JD



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

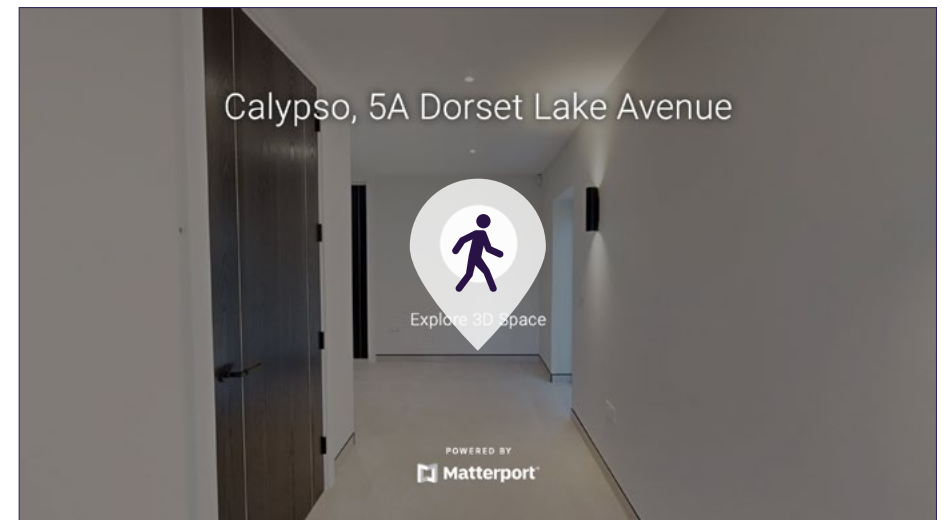
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™





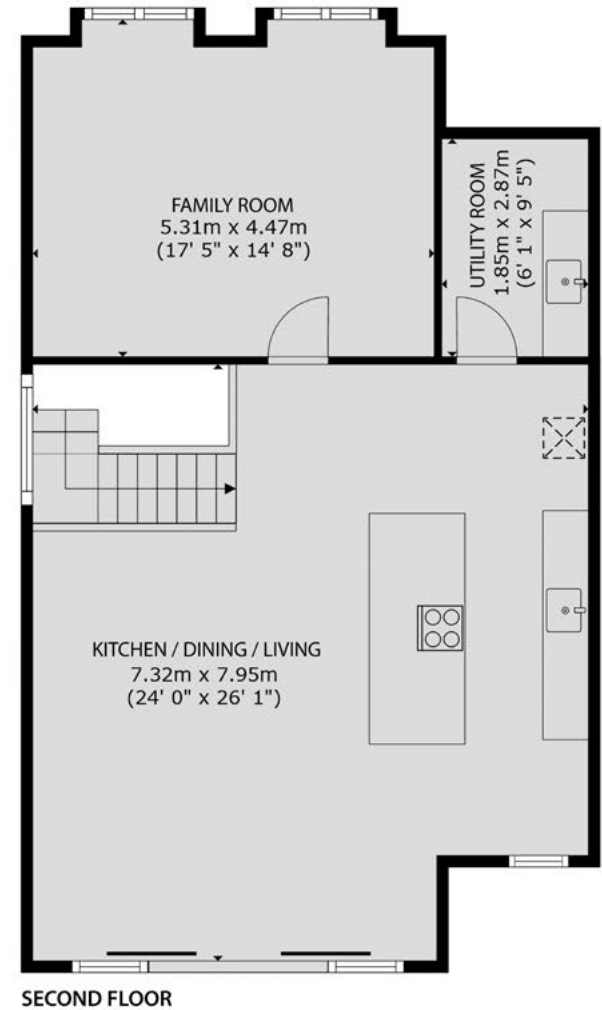
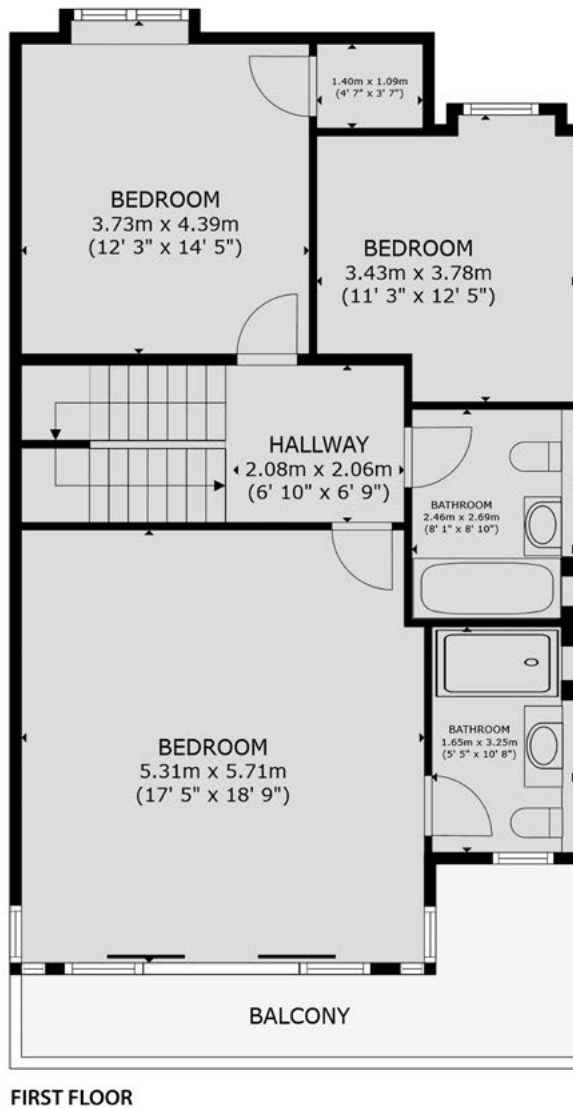
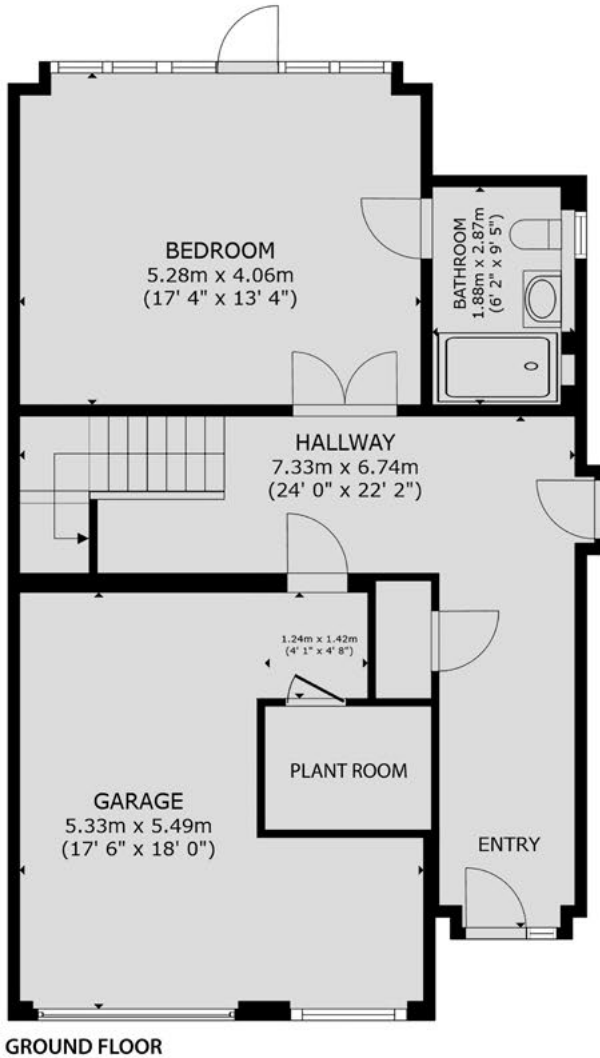








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GROSS INTERNAL AREA
 GROUND FLOOR: 676 sq. ft, 63 m2, FIRST FLOOR: 907 sq. ft, 84 m2
 SECOND FLOOR: 906 sq. ft, 84 m2, GARAGE: 239 sq. ft, 22 m2
TOTAL: 2,728 sq. ft, 253 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Calypso is the latest luxury lifestyle home from renowned developer Fortitudo, being one of three detached properties in this new development. This developer has built up a reputation for building some of the areas most stylish new homes and this is no exception.

The location is enviable with the amenities of Lilliput just a short walk away and access to the calm and sheltered waters of Poole Harbour just beyond through the iconic Salterns Marina. The golden beaches of Sandbanks are also close by making this one of the South Coasts highest prized locations. Dorset Lake Avenue itself is a wide, quiet street with a pretty street scene littered with luxury homes and seaside retreats.

The house extends to 2,728 square feet and is laid out over three floors. The ground floor features a spacious entrance hall and ground floor bedroom suite that opens onto the enclosed courtyard garden via bi-fold doors, as well as a large integral garage that is perfect for storing watersports equipment. The first floor is home to a further three bedrooms including the principal suite with its luxurious dressing area and stunning en suite. The main living space is located on the top floor where the best views of the harbour can be enjoyed. There is a large open plan lifestyle room including a luxury kitchen with centre island and space for dining and relaxed living. There is also a separate snug / home office and a utility room. The house is stylishly appointed throughout and could make a great main home or luxurious retreat by the sea.

- Stunning lifestyle home
- Moments from the harbour
- Close to amenities of Lilliput
- Extends to 2,728 square feet
- Four bedrooms, three bathrooms
- Top floor open plan lifestyle room
- Harbour views
- Stylishly appointed throughout
- Integral garage
- Low maintenance enclosed garden

Details

Guide Price: £1,625,000

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 £106,250**
Additional Home £155,000**
** based on guide price

Council Tax: Band TBC
2024/2025 £x,xxx.xx pa

EPC:



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Property Ref: 1002



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.