



23A Lilliput Road

Lilliput, Poole, Dorset, BH14 8JU



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

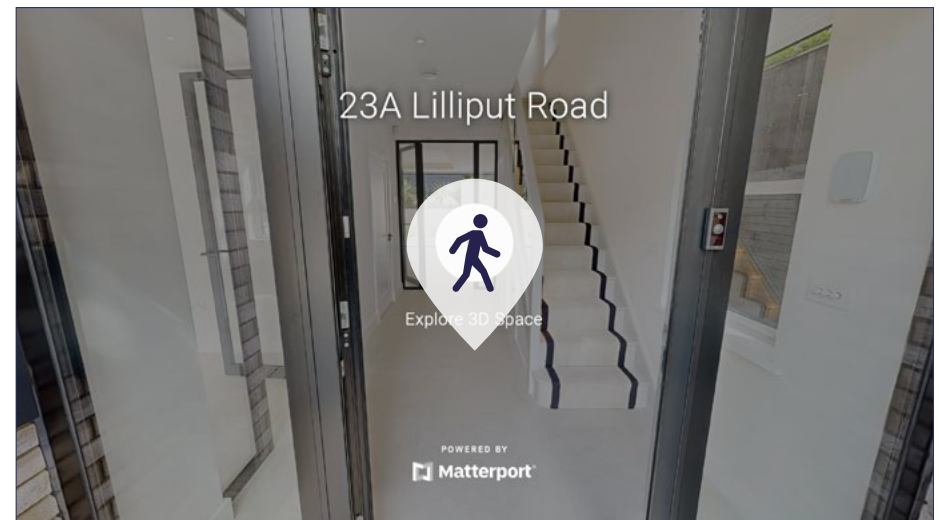
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™**

















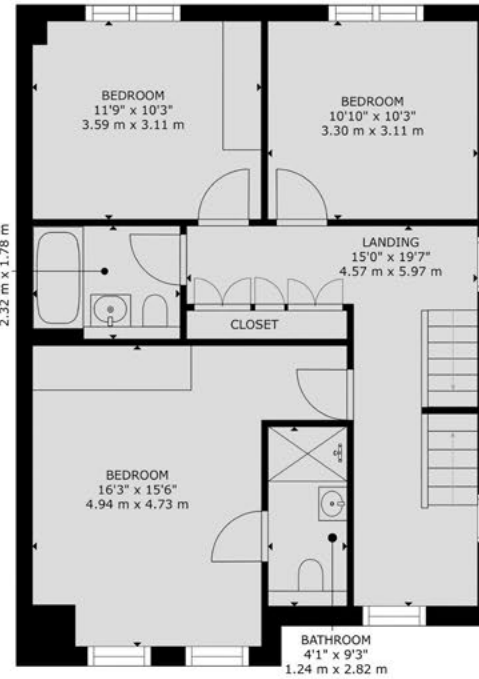




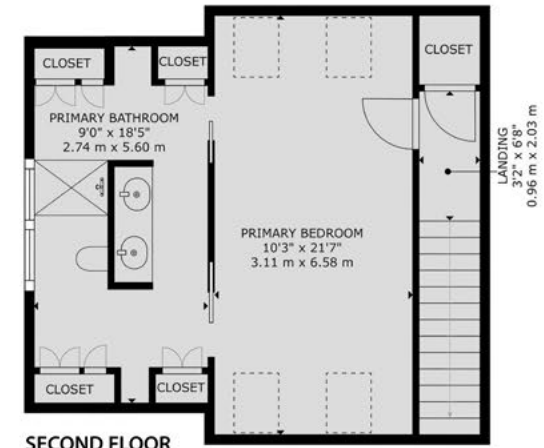
# 23A Lilliput Road, Lilliput, Poole, BH14 8JU



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 942 sq. ft, 87 m2, FIRST FLOOR: 716 sq. ft, 66 m2, SECOND FLOOR: 461 sq. ft, 42 m2  
**TOTAL: 2,119 sq. ft, 196 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 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 2,119 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 additional 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 Service with a hot tub included. It benefits from off road parking for two vehicles with a turning circle.

- Beautiful new build detached home
- Traditional design with a contemporary twist
- Impressive open plan kitchen / living space
- Magnificent master suite
- Four bedrooms, three bathrooms
- Ground floor study, cloakroom, utility room & pantry
- Walking distance to Poole Harbour and Lilliput
- Off road parking with turning circle
- Extends to 2,119 square feet
- Ready to move in

## Details

**Guide Price:** £1,350,000

**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 £76,250\*\*  
Additional Home £116,750\*\*  
\*\* based on guide price

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

**EPC:**



# LUXURY & PRESTIGE

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**Property Ref:** 0995



### 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.