

Luxury+Prestige

23A LILLIPUT ROAD

LILLIPUT, POOLE, BH14 8JU























TAKE A STEP INSIDE



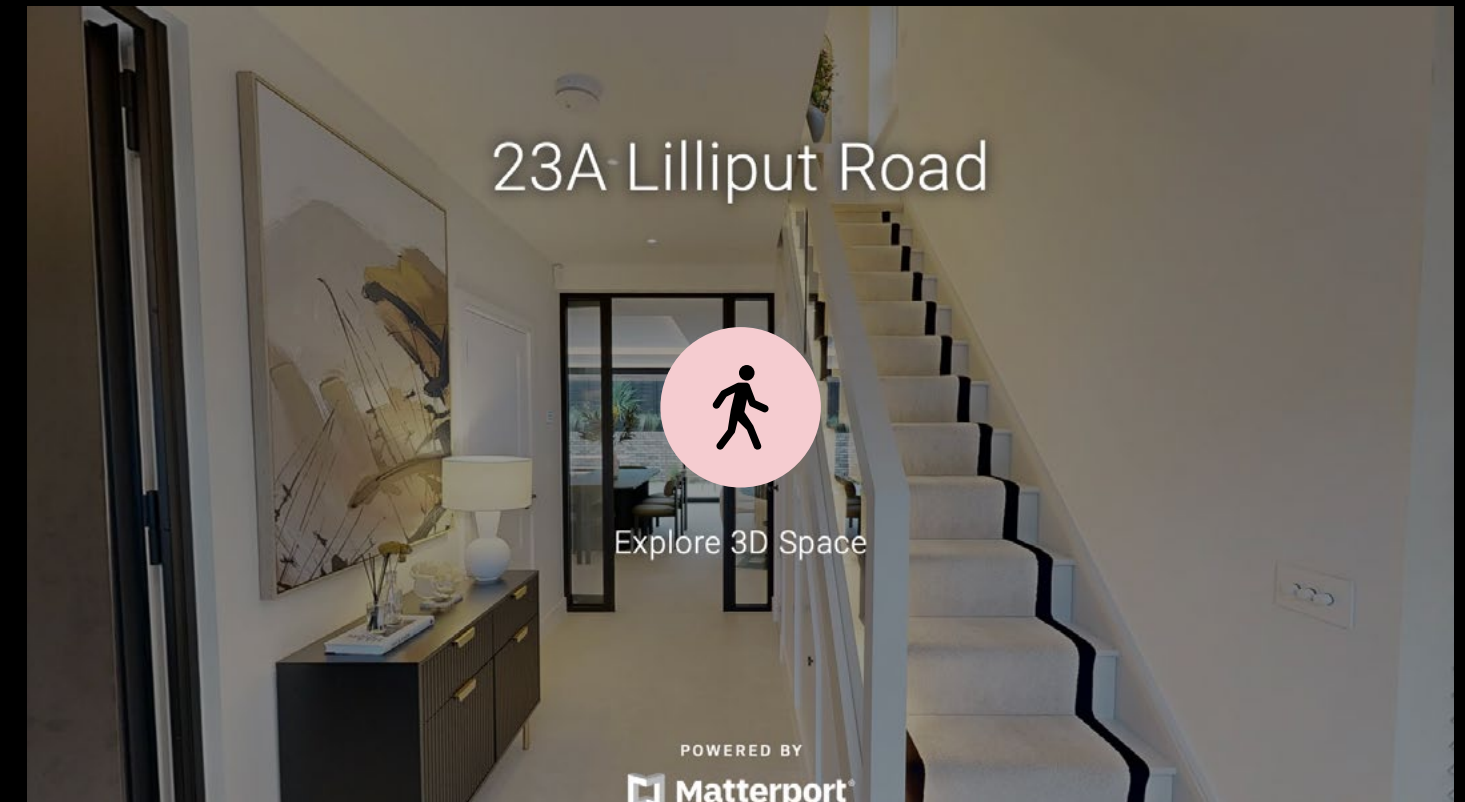
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

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

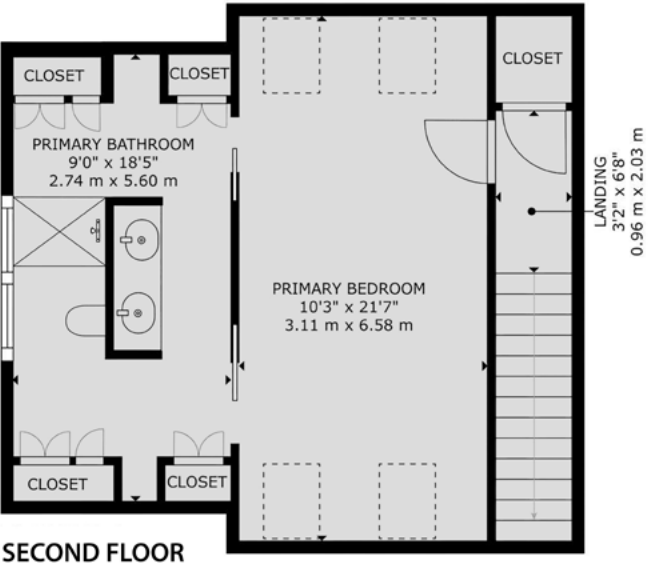
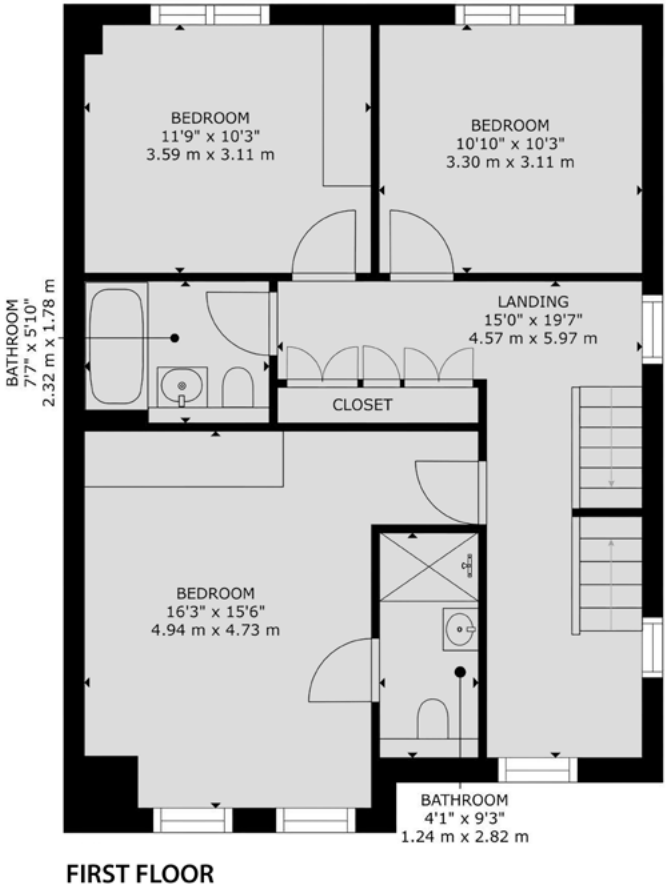
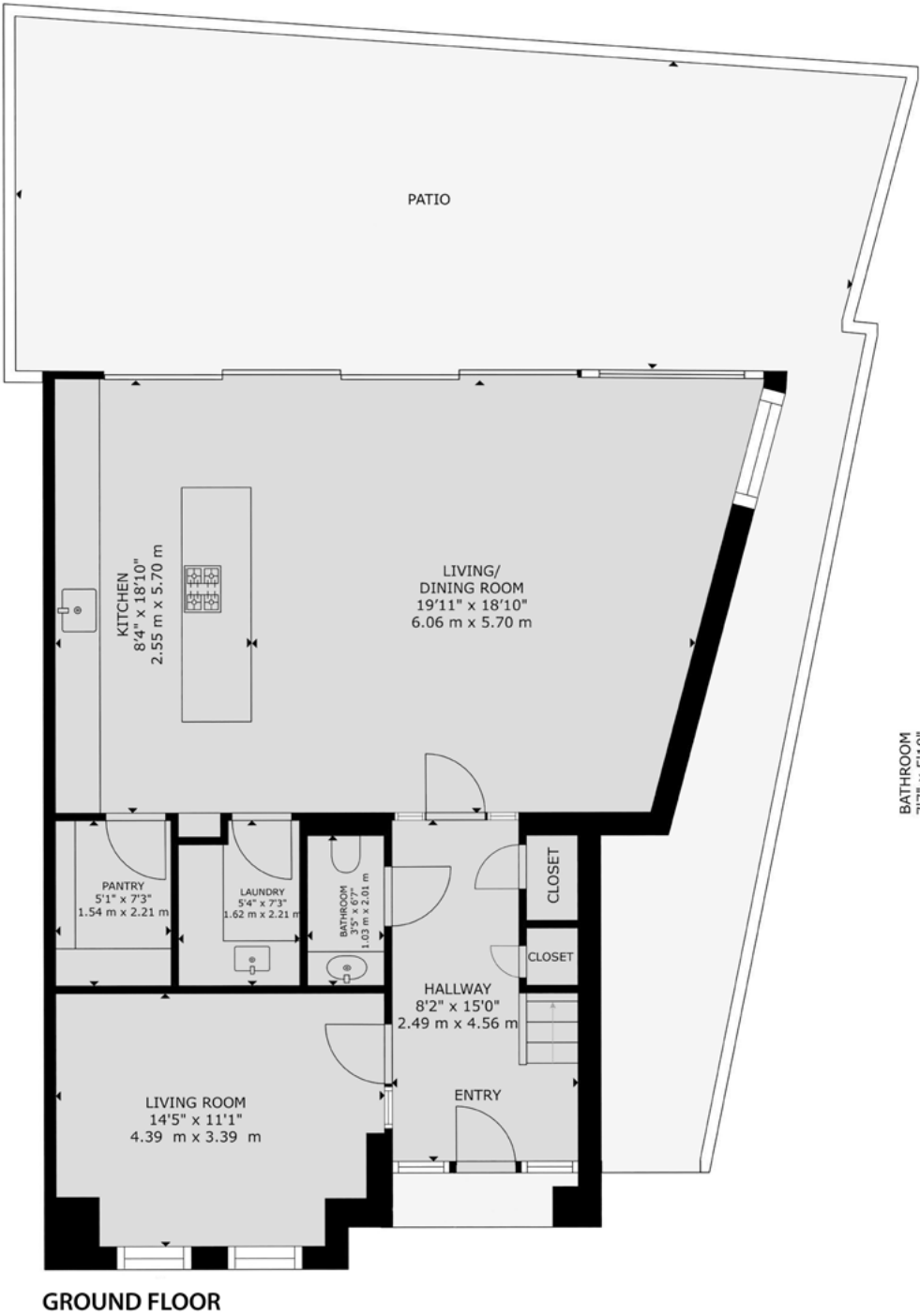
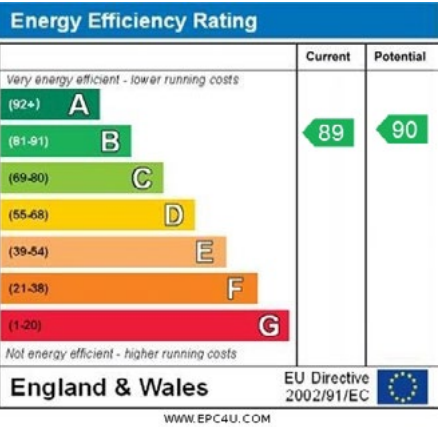
GROSS INTERNAL AREA

House:

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

Overall 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.

Details

Guide Price:	OIEO £1,200,000
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 £63,250** Additional Home £123,750** ** based on guide price, correct as at 01.04.25
Local Authority:	BCP Council
Council Tax:	Band TBC 2024/2025 £x,xxx.xx pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + 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
- + Walking distance to Poole Harbour and Lilliput
- + Off road parking with turning circle
- + Extends to 2,119 square feet
- + Ready to move in

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

07484 719645
asia@luxuryandprestige.com



Valentina Morana
Marketing Assistant

01202 007373
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0995
Published:	January 2025



Important notice
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Luxury+Prestige

luxuryandprestige.com