

Luxury+Prestige

66 LILLIPUT ROAD

LILLIPUT, POOLE, BH14 8LA

66 Lilliput Road























TAKE A STEP INSIDE



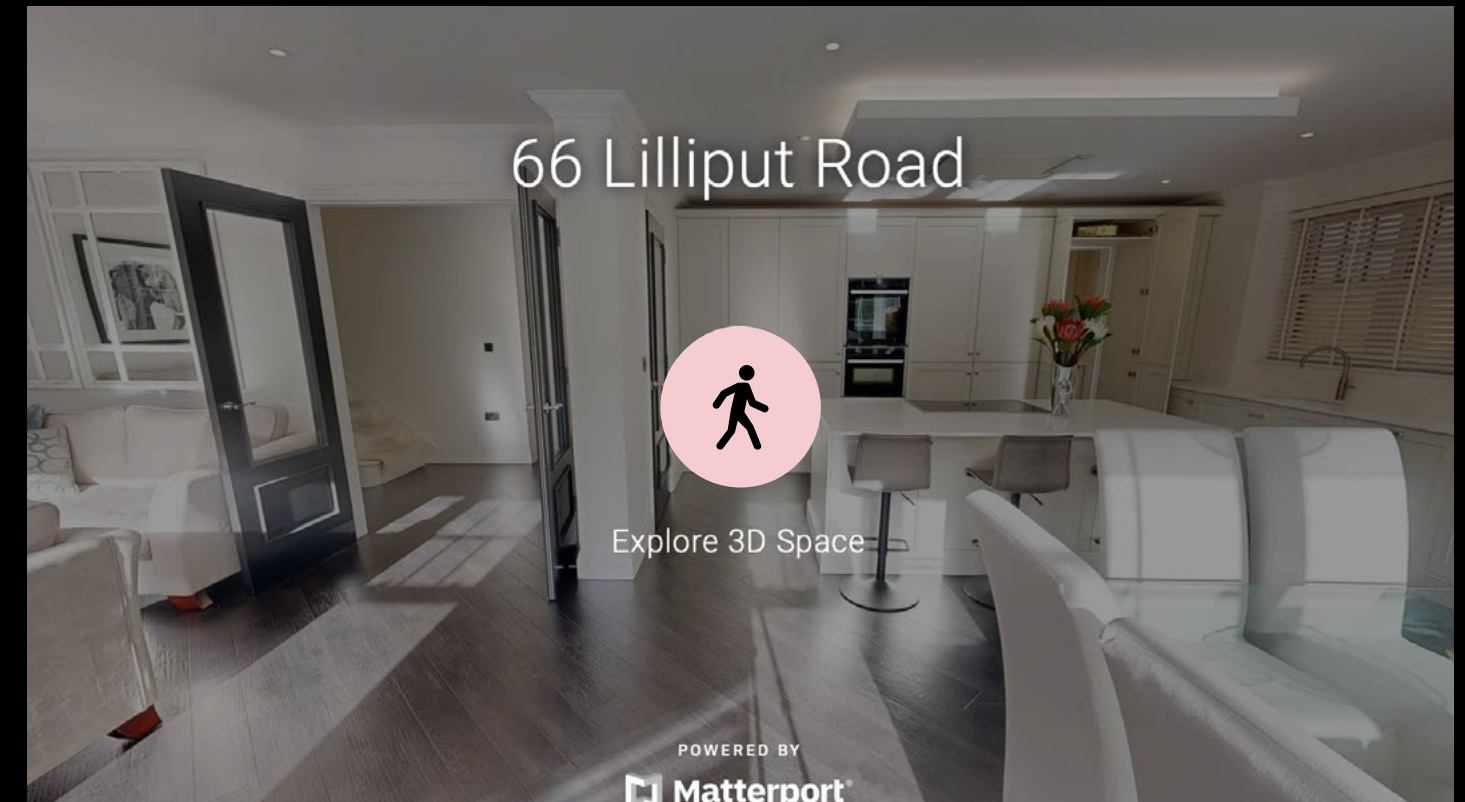
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

66 Lilliput Road, Lilliput,
Poole, BH14 8LA

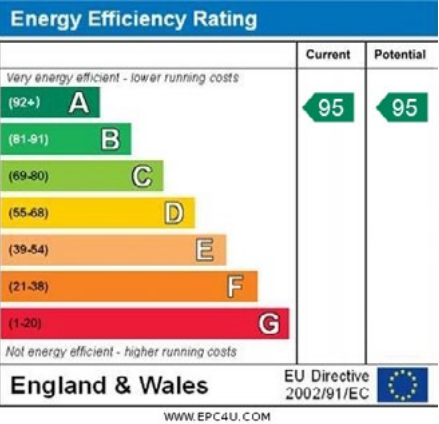
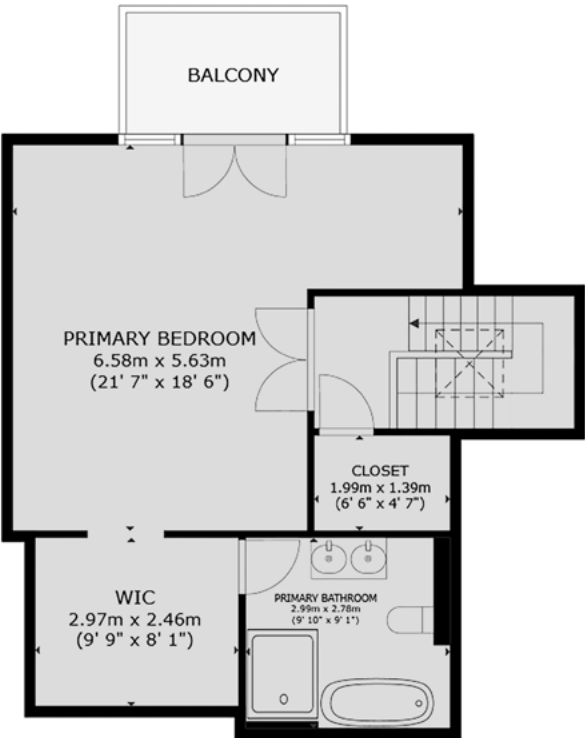
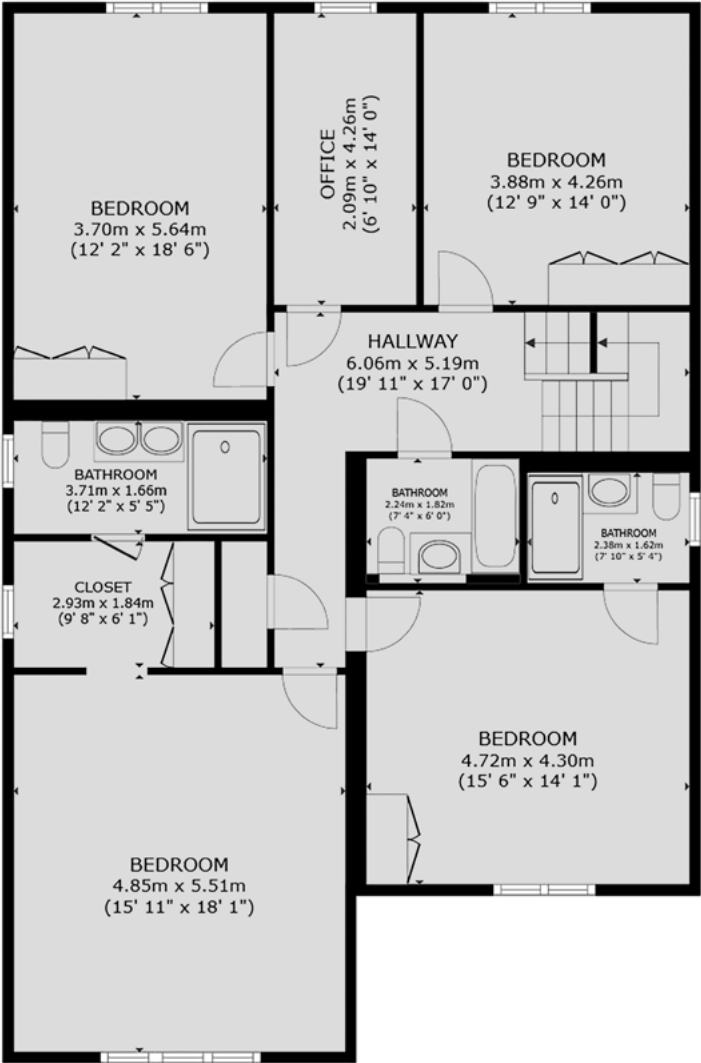
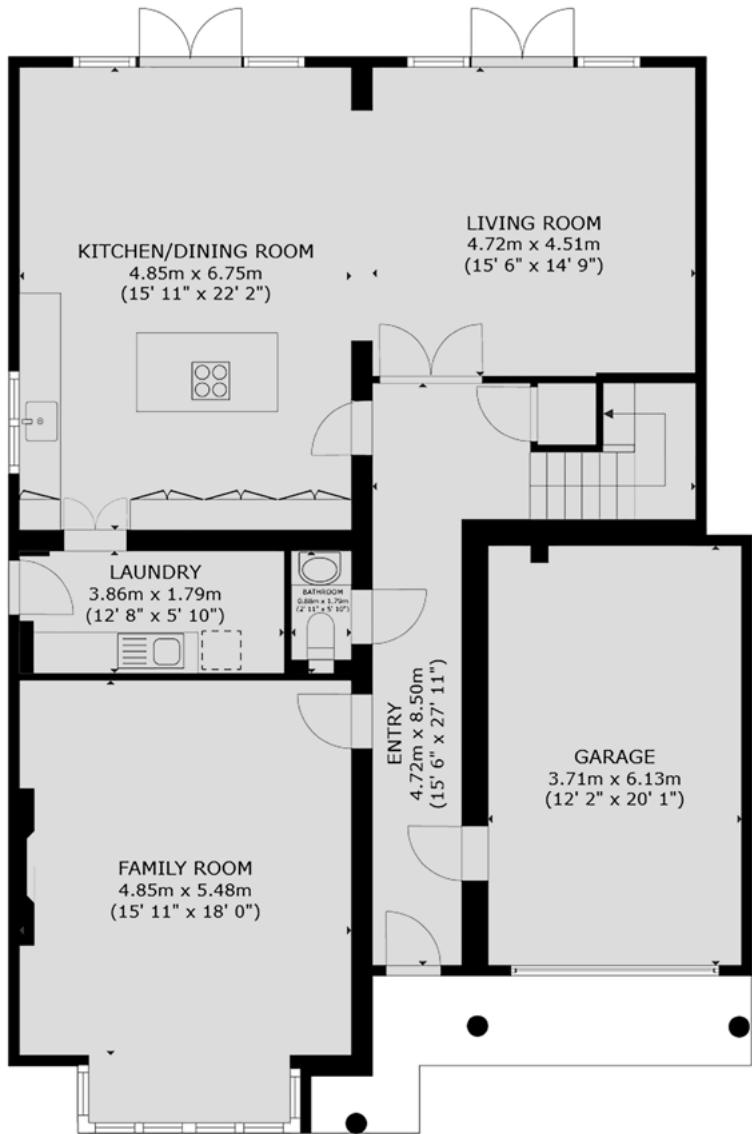
GROSS INTERNAL AREA

House:

Ground Floor:	1,294 sq. ft / 120 m²
First Floor:	1,479 sq. ft / 137 m²
Second Floor:	607 sq. ft / 56 m²
Garage:	244 sq. ft / 23 m²

Overall Total: 3,624 sq. ft / 336 m²

Sizes and dimensions are approximate, actual may vary.



Summary

In our view an especially attractive house completed in 2022, offering spacious accommodation and beautiful decorative finishes.

The built form extends to 3,624 square feet and the layout includes five bedrooms, four bathrooms, open plan kitchen / living, a formal sitting room as well as a home office. Luxurious features include a palatial principal bedroom with a walk through closet, sumptuous en suite bathroom, air conditioning and a dedicated sun balcony and there is under floor central heating from an air source heat hump throughout.

The exquisite kitchen benefits from a centre island complete with breakfast bar, stone tops, an instant hot water tap and an impressive range of integrated appliances and it connects to the rear garden and private sun terrace via French doors.

The downstairs is a great entertaining space and stepping outside reveals even more leisure facilities in the form of a contemporary pergola with space for outside sitting alongside a hot tub. The rear garden has been beautifully landscaped and it includes a path connecting to Parkstone Golf Club. The spacious driveway is enclosed by remote control gates and connects to an integral 6m garage.

Details

Guide Price:	£1,850,000		
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	£133,250**	
	Additional Home	£225,750**	
	** based on guide price, correct as at 6.11.24		
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

- + Built in 2022
- + Extends to 3,624 square feet
- + Five bedrooms
- + Four bathrooms
- + Open plan kitchen / lifestyle room
- + Additional sitting and home office
- + Beautiful interior
- + Perfect for entertaining
- + Contemporary pergola
- + 6 metre integral garage

Our team



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