

Luxury+Prestige

# ANCHOR WATCH

15 ELMS AVENUE, LILLIPUT, POOLE, BH14 8EE







































# TAKE A STEP INSIDE



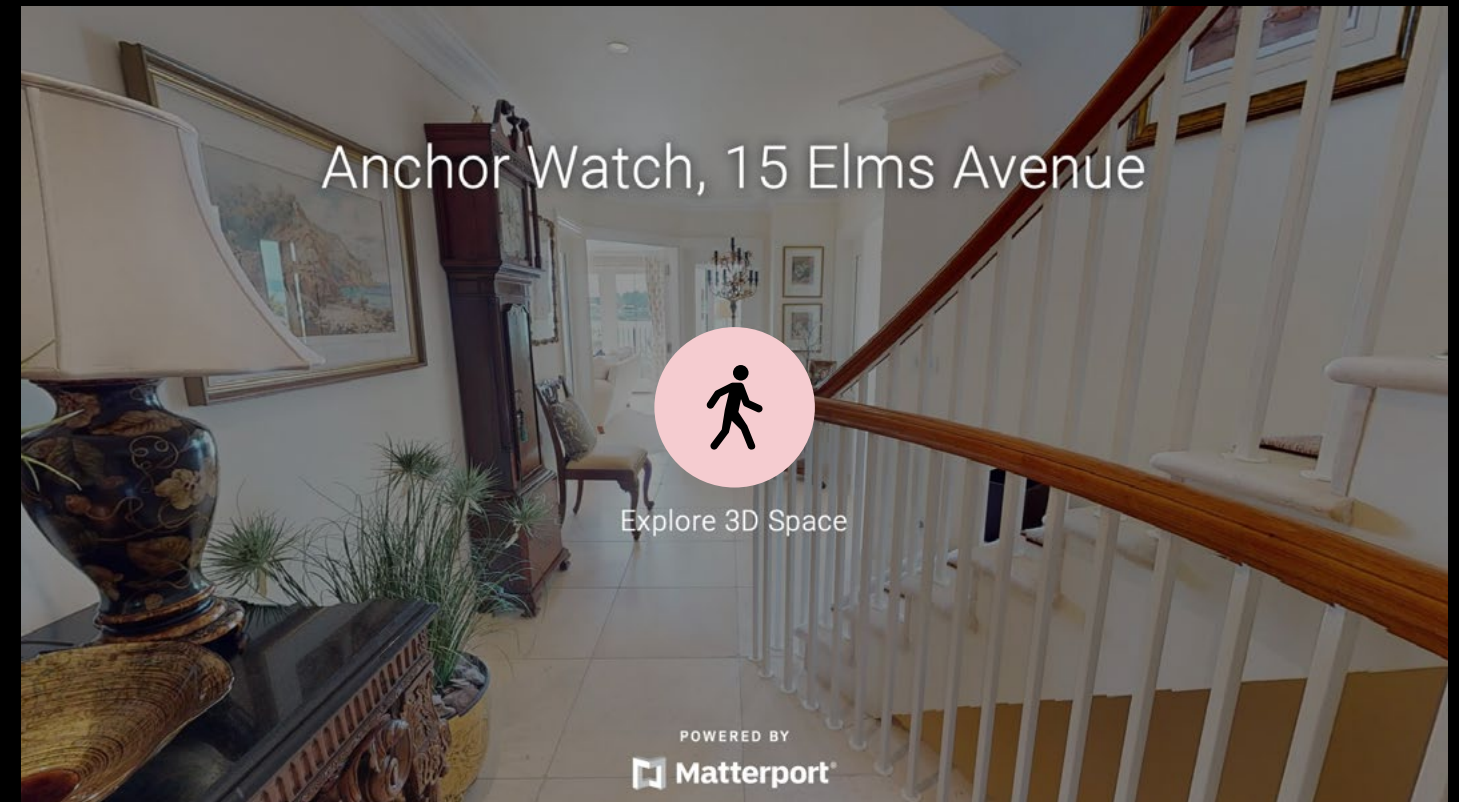
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

**Matterport™**

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.



# Floorplan

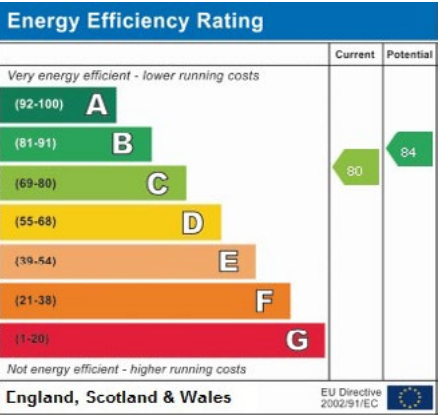
Anchor Watch, 15 Elms Avenue,  
Lilliput, Poole, BH14 8EE

### GROSS INTERNAL AREA

House:  
Basement: 1,191 sq. ft / 111 m<sup>2</sup>  
Ground Floor: 1,350 sq. ft / 125 m<sup>2</sup>  
First Floor: 1,519 sq. ft / 141 m<sup>2</sup>  
Second Floor: 917 sq. ft / 85 m<sup>2</sup>  
Garage: 353 sq. ft / 32 m<sup>2</sup>  
(Excluded areas, reduced headroom below 1.5m - 47 sq. ft / 4 m<sup>2</sup>)

Overall Total: 5,330 sq. ft / 494 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



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15 Elms Avenue

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# Summary

## Anchor Watch is a well-known house in the area.

It was constructed by Wyatt Homes for the current owners in an Arts & Crafts style and to a hugely impressive specification. It sits on one of the areas most exclusive strips of waterfront with direct water frontage to The Blue Lagoon. The house extends to over 5,300 square feet arranged over four floors. As one would expect the views are simply beautiful with a vast horizon incorporating Poole Harbour, The Sandbanks Peninsula and of course the Purbeck Hills beyond. The kitchen / diner and formal sitting room both open onto the upper terrace and on the first floor there are four bedroom, each with en suite facilities. Bedroom one enjoys the best view as well as a walk through dressing area. The top floor comprises a suite of rooms including a large entertaining space, study and bathroom. The commanding view is only enhanced by the vaulted ceiling. The lower ground floor is largely dedicated to leisure amenities including a private cinema and gymnasium. On a summer's day the garden adds another dimension to the house with two levels of private sun terrace leading to a manicured lawn. Just beyond sits a decked terrace / viewing platform and a summer house. There is also a private pontoon and slipway and this is one of the few houses in the road to benefit from both.

# Details

Guide Price:	£4,500,000		
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	£451,250**	
	Additional Home	£676,250**	
	** 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

- + Striking Arts & Craft design
- + Direct water frontage
- + Slipway & pontoon
- + Choice of decks and terraces
- + Over 5,300 square feet
- + Four bedrooms, five bathrooms
- + Gymnasium
- + Private cinema
- + Spectacular grounds
- + Top floor entertaining suite / bedroom 5



# Our team



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