

Luxury+Prestige

# 17 LAGOON ROAD

LILLIPUT, POOLE, BH14 8JT







































# TAKE A STEP INSIDE



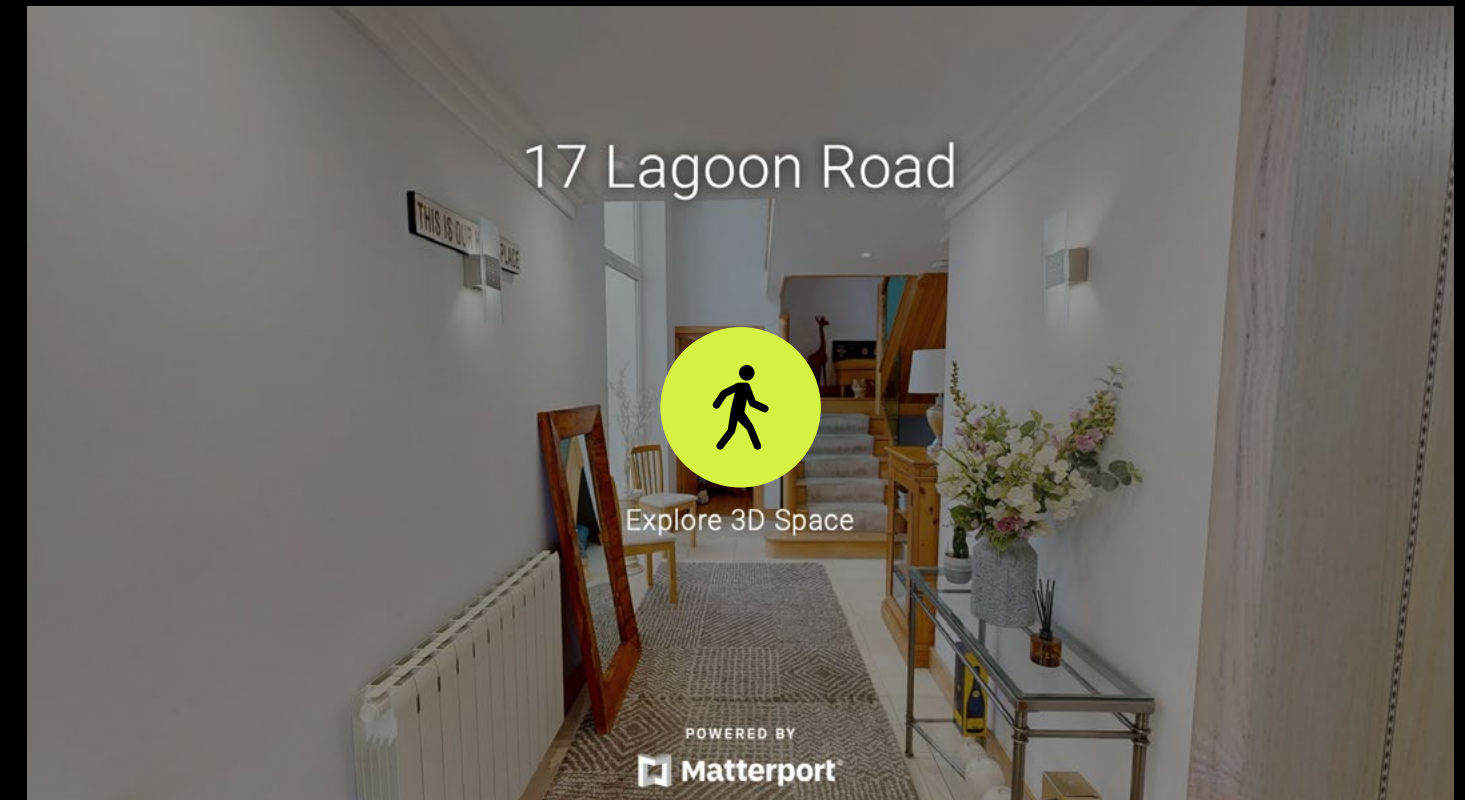
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

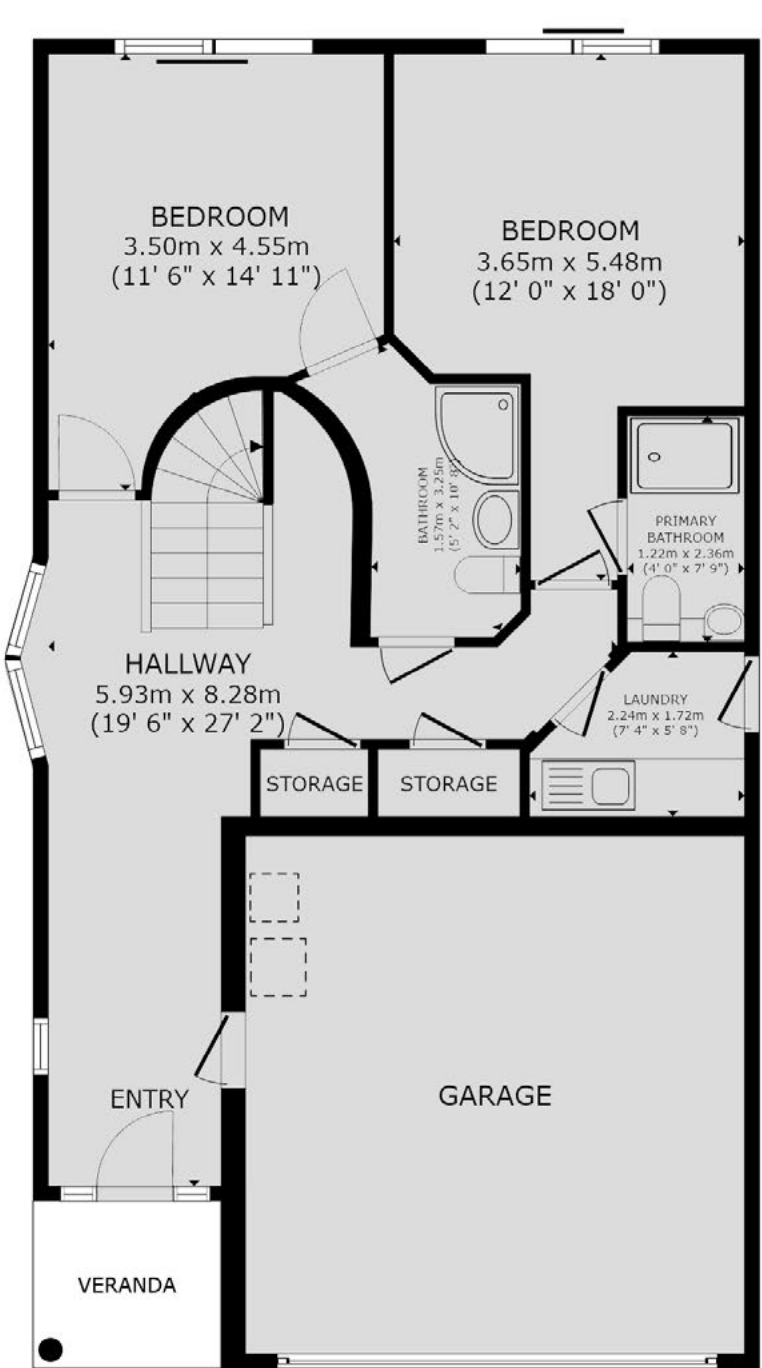
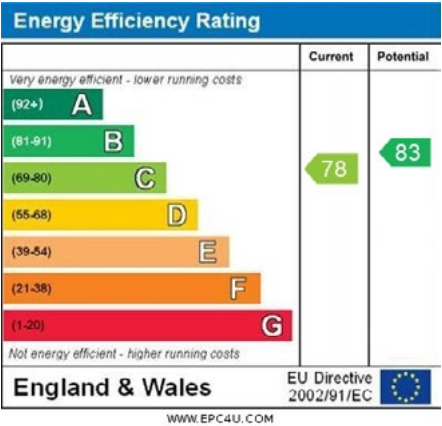
17 Lagoon Road, Lilliput,  
Poole, BH14 8JT

GROSS INTERNAL AREA

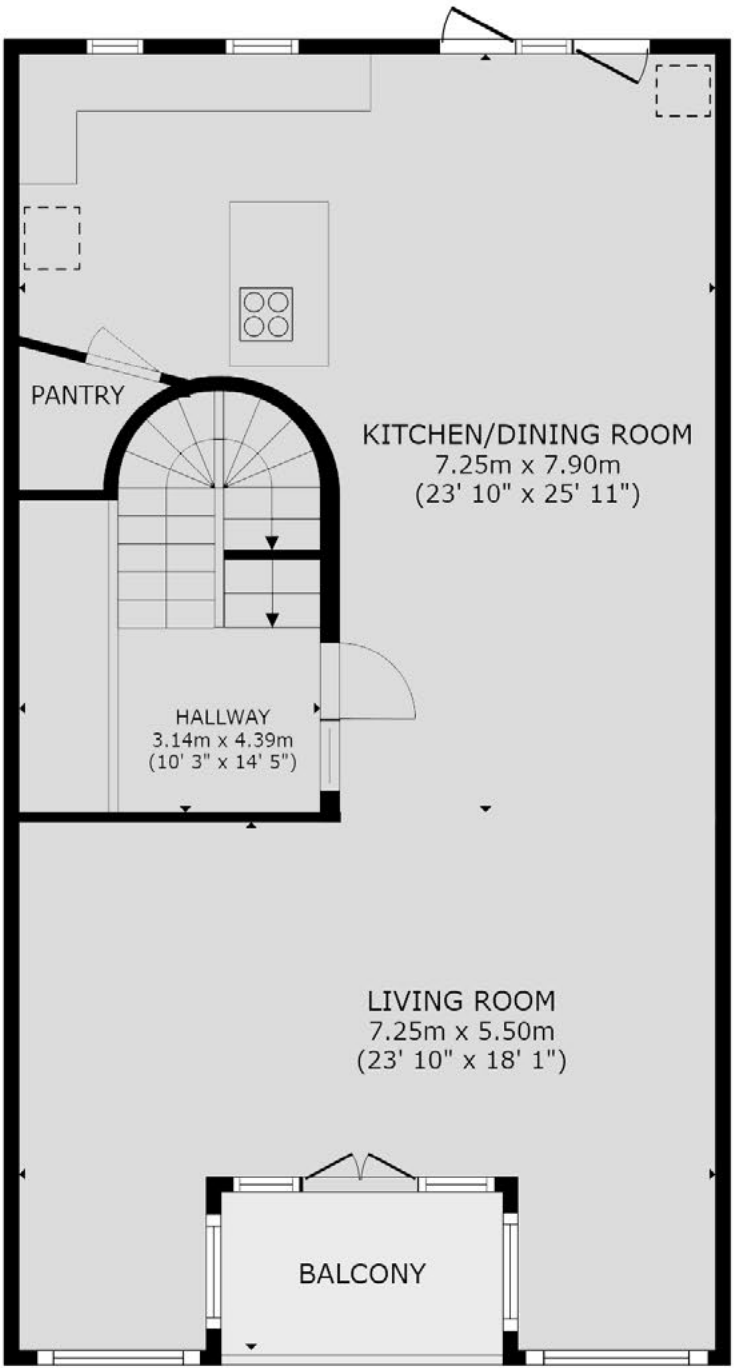
House:  
Ground Floor: 719 sq. ft / 67 m²  
First Floor: 987 sq. ft / 92 m²  
Second Floor: 610 sq. ft / 57 m²  
Garage: 302 sq. ft / 28 m²  
Total: 2,618 sq. ft / 244 m²

Overall Total: 2,618 sq. ft / 214 m²

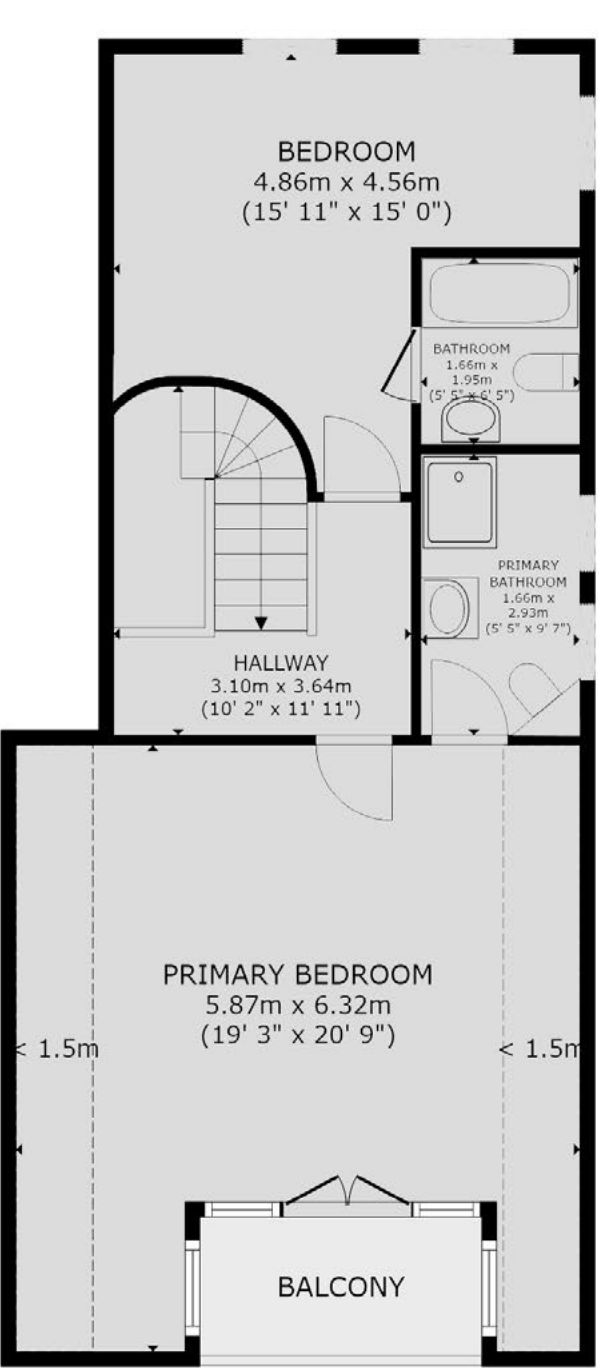
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Summary

Lagoon Road is a highly regarded lifestyle location. This quiet cul-de-sac is renowned for its close proximity to the Blue Lagoon over which this contemporary home benefits from glimpses and partial views.

It is also just around the corner from Lilliput Village shopping parade and just up the road from Salterns Marina, home to many of the area's finest boats. The house itself extends to just over 2,600 square feet with accommodation arranged over three levels. The open plan living accommodation is on the middle floor and it is zoned for casual sitting and dining as well as a contemporary kitchen complete with a full complement of integrated appliances and a peninsula / breakfast bar. The private sun balcony benefits from harbour glimpses and a sunny aspect.

There is a total of four bedrooms each with en suite facilities and the primary bedroom benefits from vaulted ceilings and an additional private sun balcony with harbour views. The living space connects directly to the enclosed rear garden which features a low maintenance deck as well as a synthetic lawn. The oversize integral garage connects to a private driveway with a remote controlled gates.

# Details

Guide Price:	£1,250,000		
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	£68,750**	
	Additional Home	£131,250**	
	** based on guide price, correct as at 01.04.25		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2024/2025	£3,579.59pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + Tucked away in a quiet cul-de-sac
- + Great lifestyle location
- + Harbour glimpses
- + Walk to shops and restaurants
- + Convenient for Salterns Marina
- + Circa 2,600 square feet
- + Four bedrooms, all en suite
- + Open plan living
- + Choice of sun balconies
- + Oversize integral garage and gated driveway



# Our team



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