

Luxury+Prestige

42 BLAKE HILL CRESCENT

LILLIPUT, POOLE, BH13 8QS























TAKE A STEP INSIDE



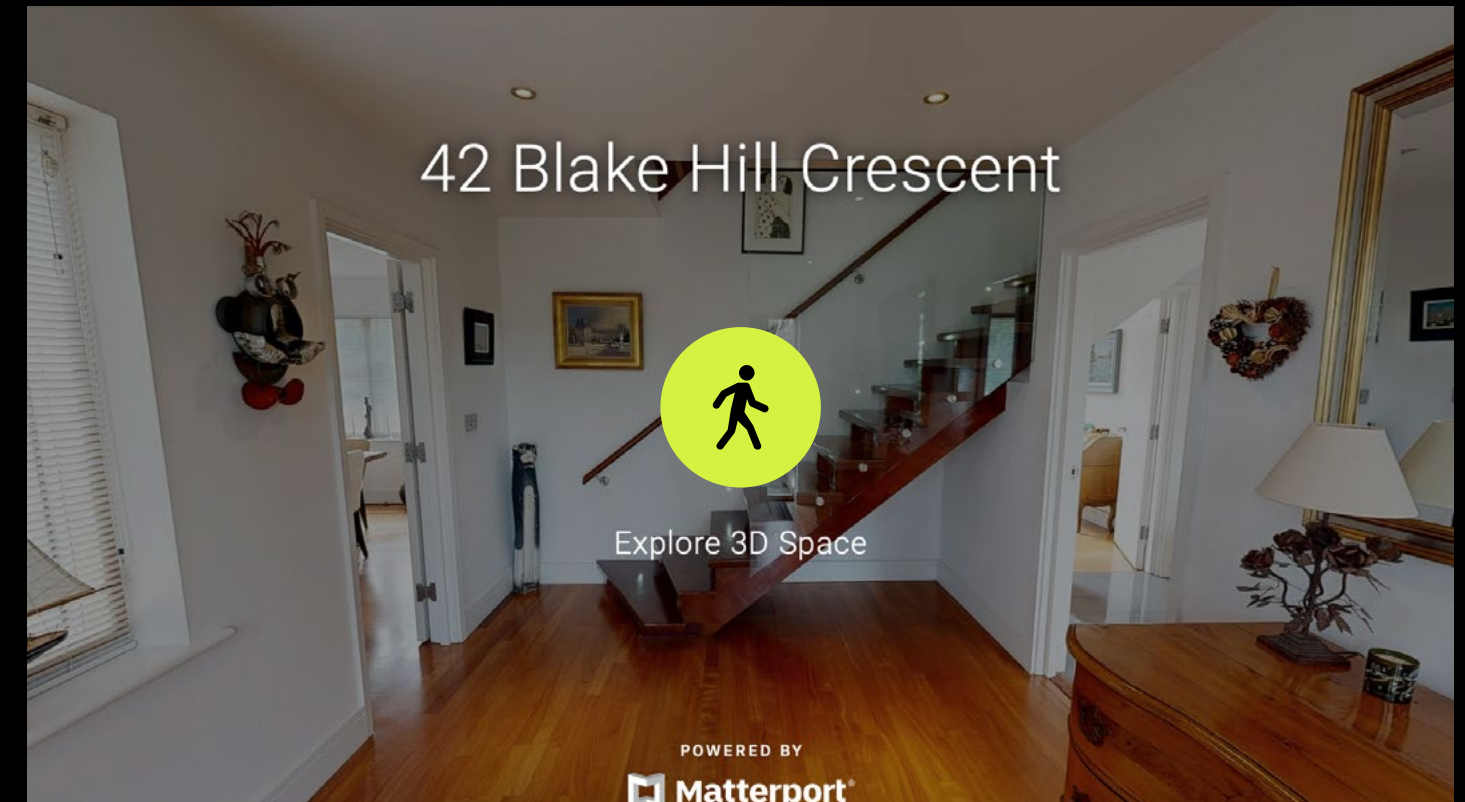
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

42 Blake Hill Crescent,
Lilliput, Poole, BH14 8QS

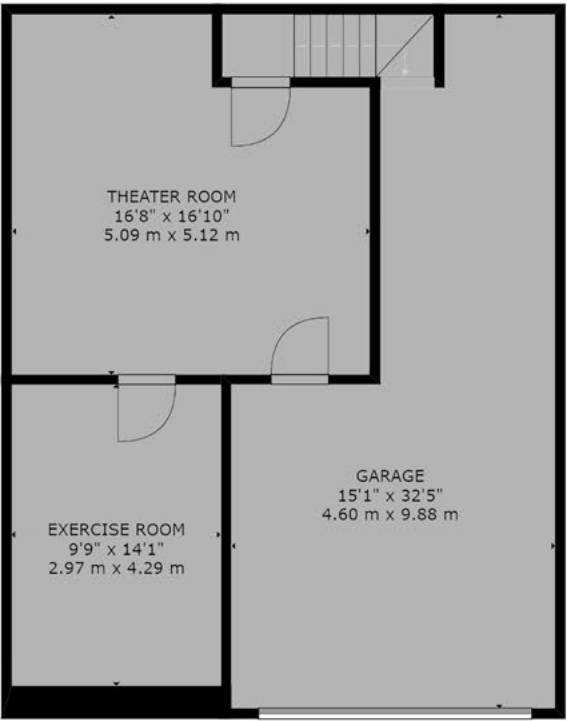
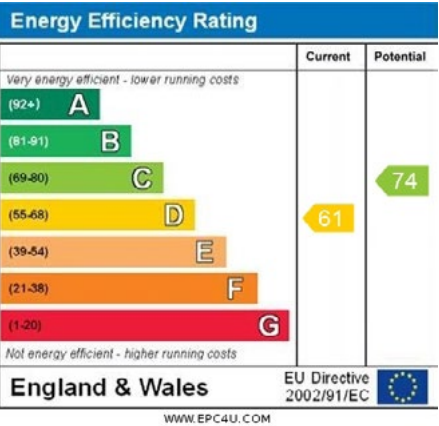
GROSS INTERNAL AREA

House:	
Basement	433 sq. ft / 40 m ²
Ground Floor:	986 sq. ft / 92 m ²
First Floor:	836 sq. ft / 78 m ²
Second Floor:	336 sq. ft / 31 m ²
Total:	2,591 sq. ft / 241 m ²

Garage: 360sq. ft / 33 m²

Overall Total: 2,951 sq. ft / 274 m²

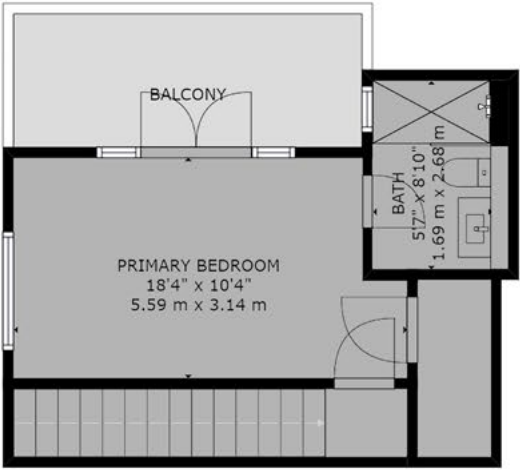
Sizes and dimensions are approximate, actual may vary.



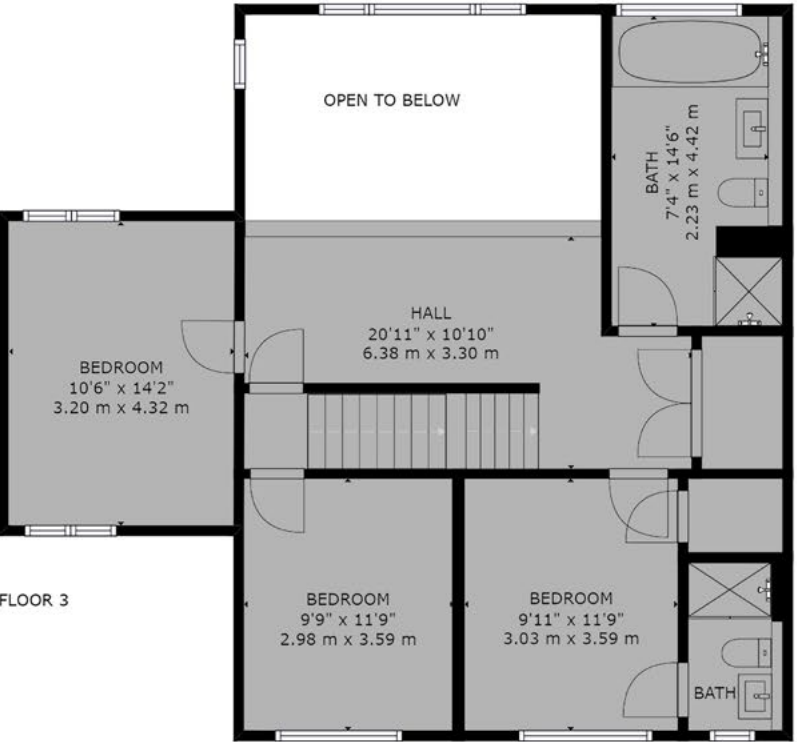
FLOOR 1



FLOOR 2



FLOOR 4



FLOOR 3

Summary

This property has much to offer and a broad range of appealing features which are rare to find, especially so in a single property.

The contemporary design is striking and it is set in especially extensive grounds which benefit from a sunny aspect. From the top floor there is even a view of Poole Harbour. The built form extends to approximately 2,950 square feet meaning that there is plenty of space on offer. The accommodation includes four bedrooms, three bathrooms, two receptions, a kitchen breakfast room, a cinema room (which could be suitable for a number of uses) and a small gym. For anyone with an interest in architecture there are some striking features including a double height ceiling in the living room with a galleried landing above and french doors which connect to a wonderful decked sun terrace complete with awning and leading to the manicured lawn beyond. Other standout features include the exquisite contemporary kitchen featuring stone tops and a centre island incorporating a breakfast bar and the principal bedroom benefits from a dedicated sun balcony. There is also a large garage with dedicated workshop area, a good sized shed in the garden and a dog-washing area.

Details

Guide Price:	£1,750,000		
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	£121,250**	
	Additional Home	£208,750**	
	** based on guide price, correct as at 21.03.25		
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

- + Prestigious road
- + Large and sunny garden
- + Approximately 2,950 square feet
- + Stunning architecture
- + Harbour views from the top floor
- + Four bedrooms, three bathrooms
- + Choice of receptions
- + Cinema & gym
- + Feature galleried sitting area
- + Integral garage and store

Our team



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