

Luxury+Prestige

TE-FITI

22A BLAKE HILL AVENUE, LILLIPUT, POOLE, BH14 8QA























TAKE A STEP INSIDE



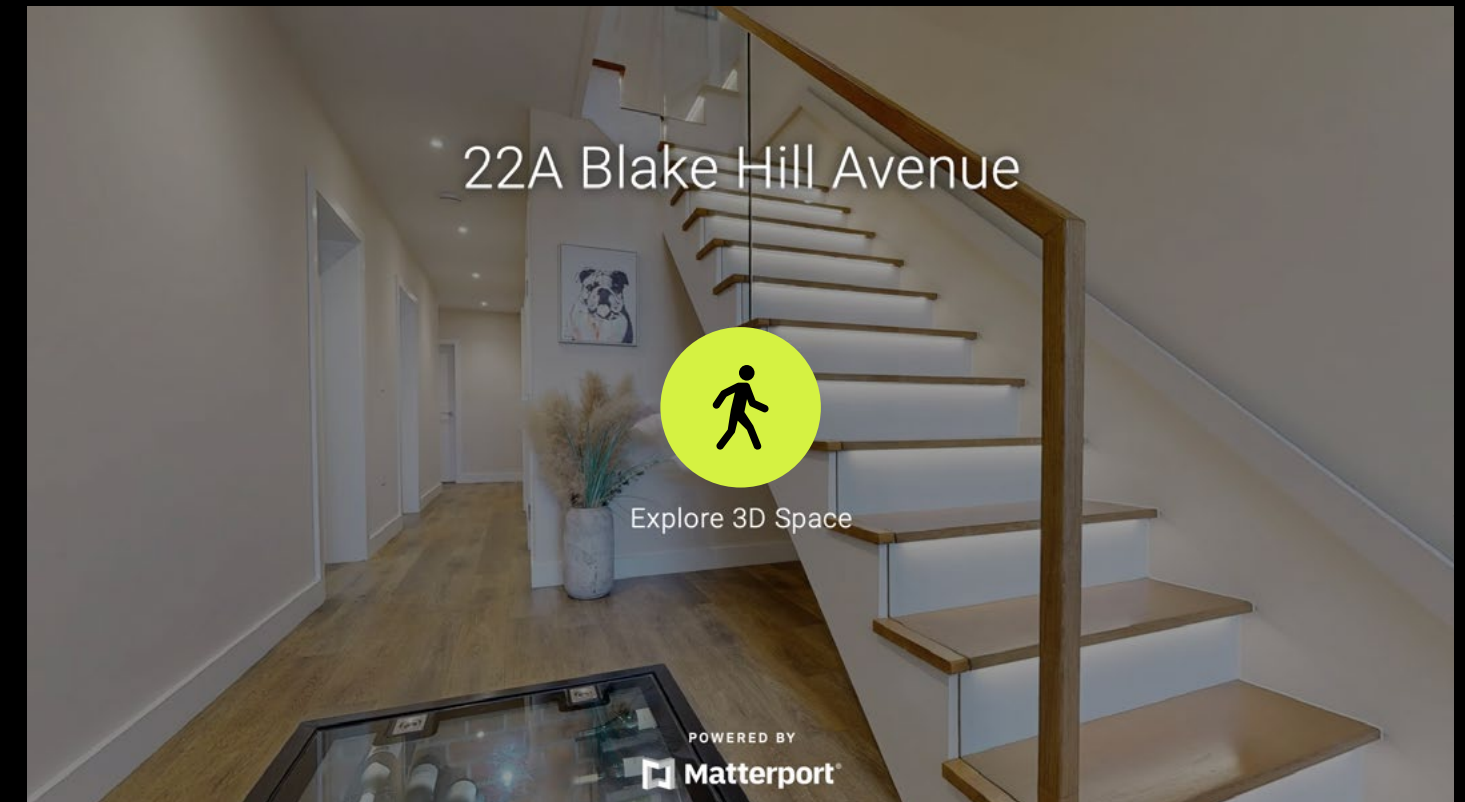
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Te-Fiti, 22A Blake Hill Avenue
Lilliput, Poole, BH14 8QA

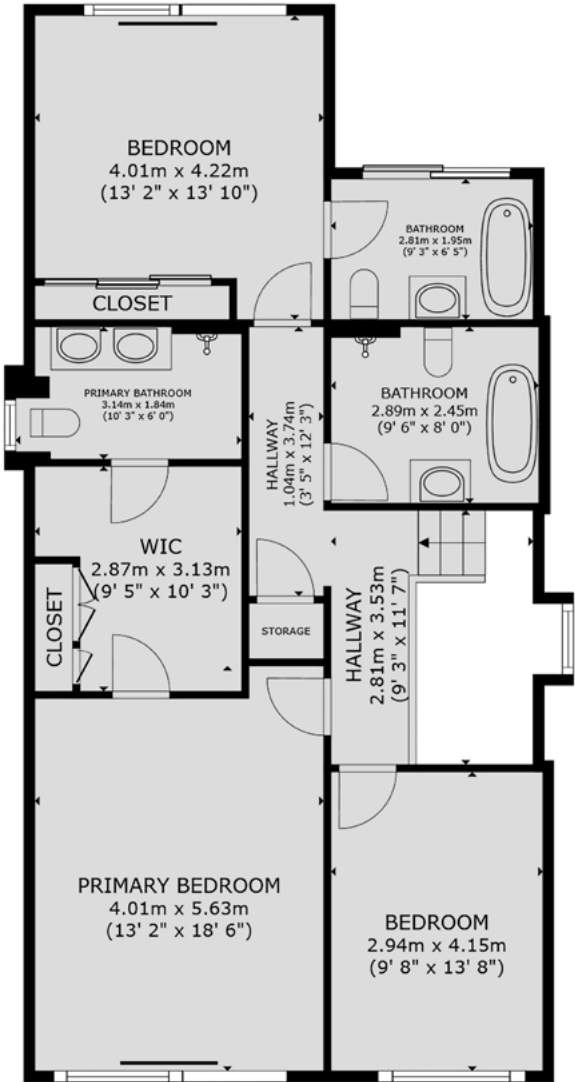
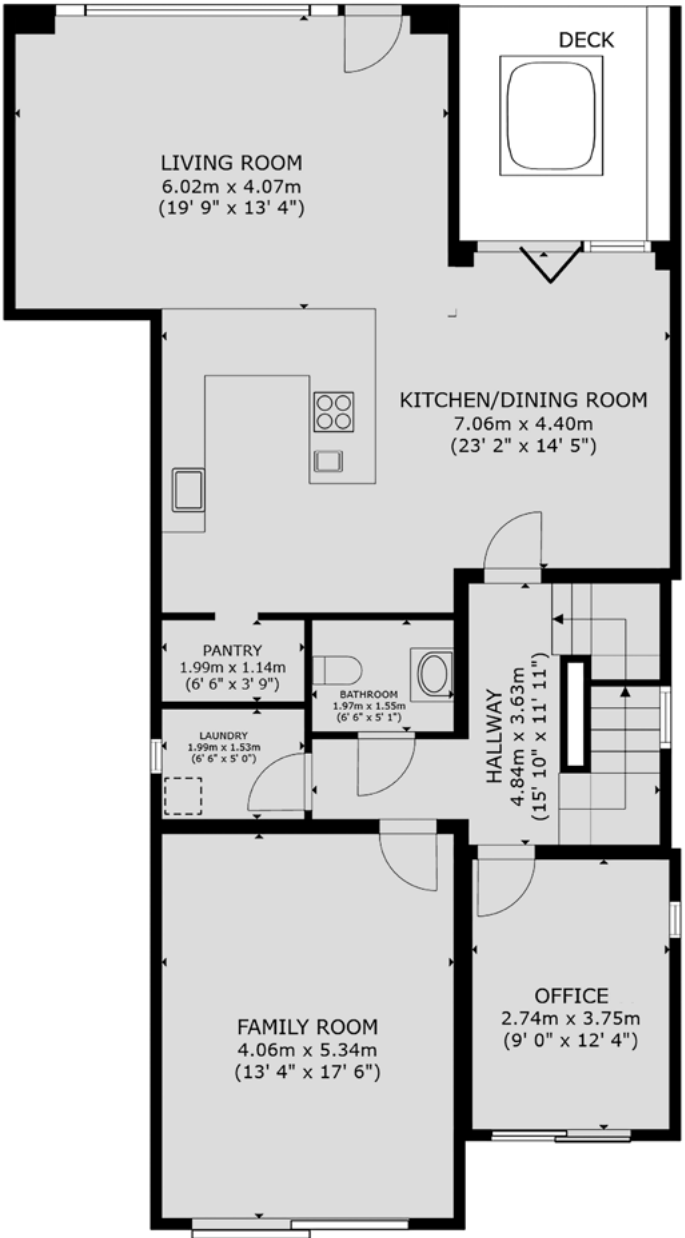
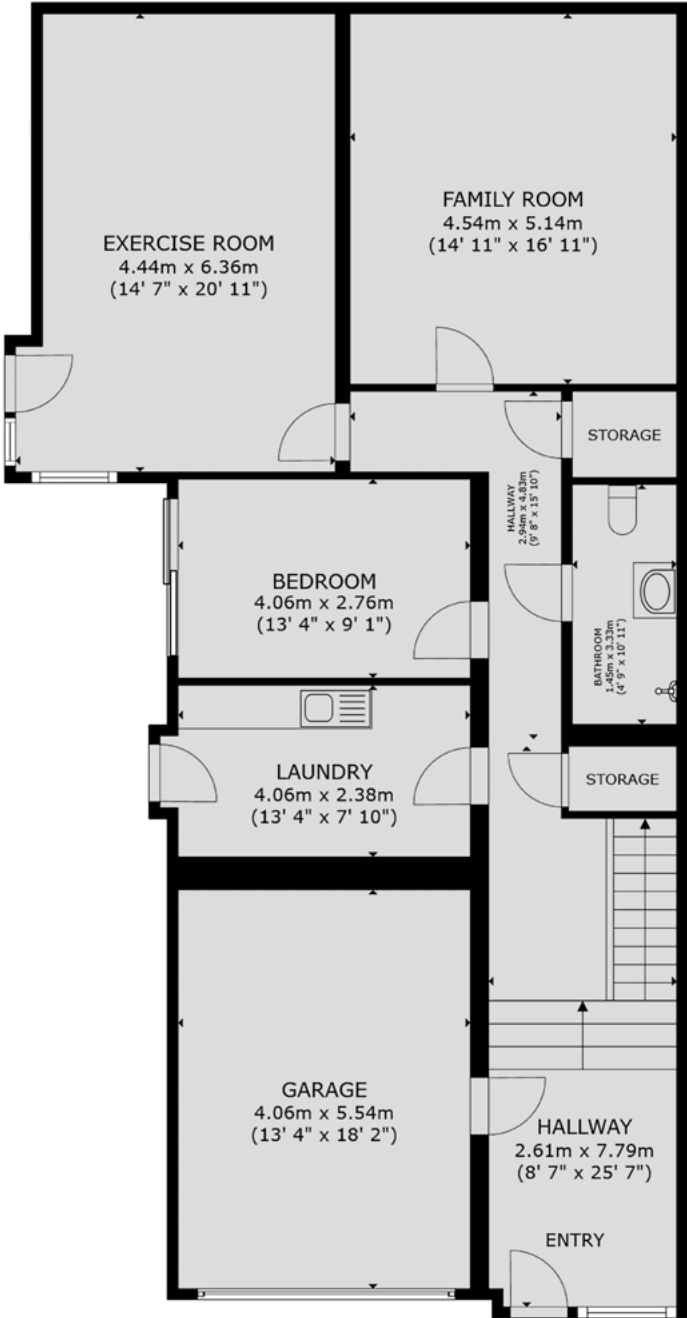
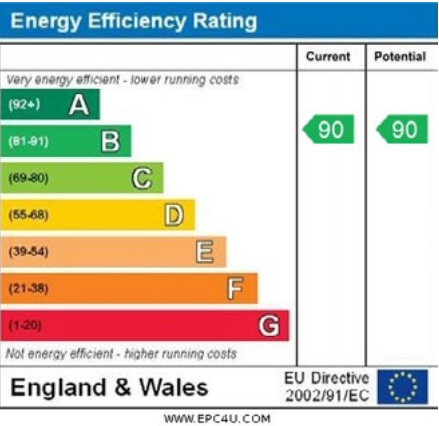
GROSS INTERNAL AREA

House:
Ground Floor: 1,222 sq. ft / 114 m²
First Floor: 1,204 sq. ft / 112 m²
Second Floor: 1,037 sq. ft / 96 m²
Total: 3,463 sq. ft / 322 m²

Garage: 242 sq. ft / 23 m²

Overall Total: 3,705 sq. ft / 345 m²

Sizes and dimensions are approximate, actual may vary.



Summary

This amazing home was newly constructed for the current owners to a simply stunning design.

The built form extends to an impressive 3,700 square feet arranged over three storeys and the flexible accommodation includes four bedrooms, four bathrooms, a huge open plan kitchen family room, formal sitting room, home office, cinema and gymnasium. The highly luxurious contemporary kitchen features a peninsula complete with breakfast bar, stone tops, a full complement of integrated appliances and a hidden walk-in pantry.

There are also bi-fold doors connecting to the private sun terrace which is perfect for outside dining and there is also a covered area with a hot tub, meaning the house is the perfect venue for entertaining and relaxing.

Apart from the beautiful decor other luxuries include an in-floor wine cellar, a stunning staircase and air conditioning in some rooms. The garden features a rare level lawn with a sunny aspect and the generous driveway offers casual parking in addition to the integral garage.

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	£123,750**	
	Additional Home	£211,250**	
	** 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

- + Beautiful contemporary design
- + Stunning interior
- + Level lawn
- + Sunny aspect
- + Four bedrooms, four bathrooms
- + Private cinema
- + Large gymnasium
- + Open plan kitchen family room
- + In floor wine cellar
- + Great parking

Our team



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