

Luxury+Prestige

# 14 GREENWOOD AVENUE

LILLIPUT, POOLE, BH14 8QD





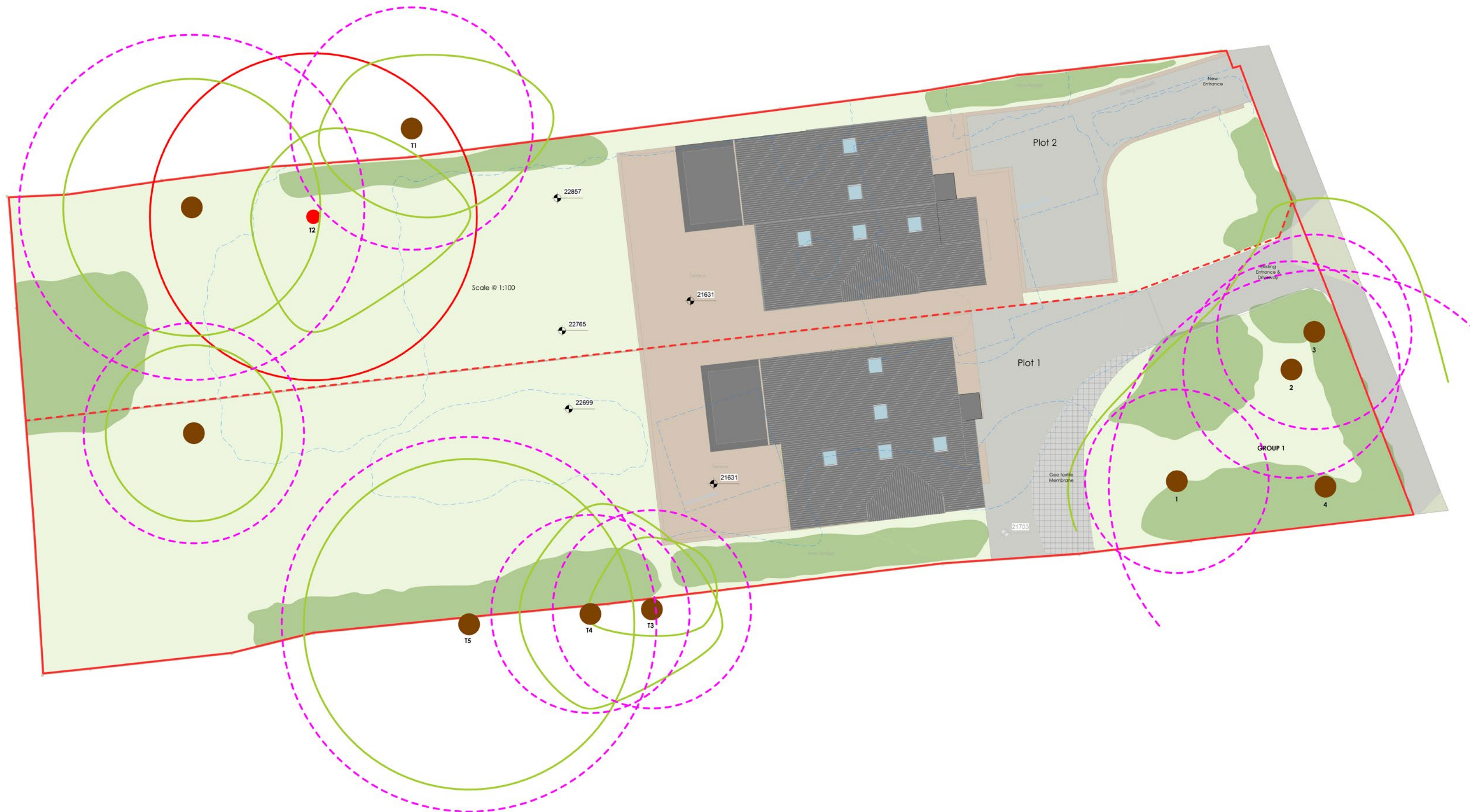












# TAKE A STEP INSIDE



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

*vimeo*



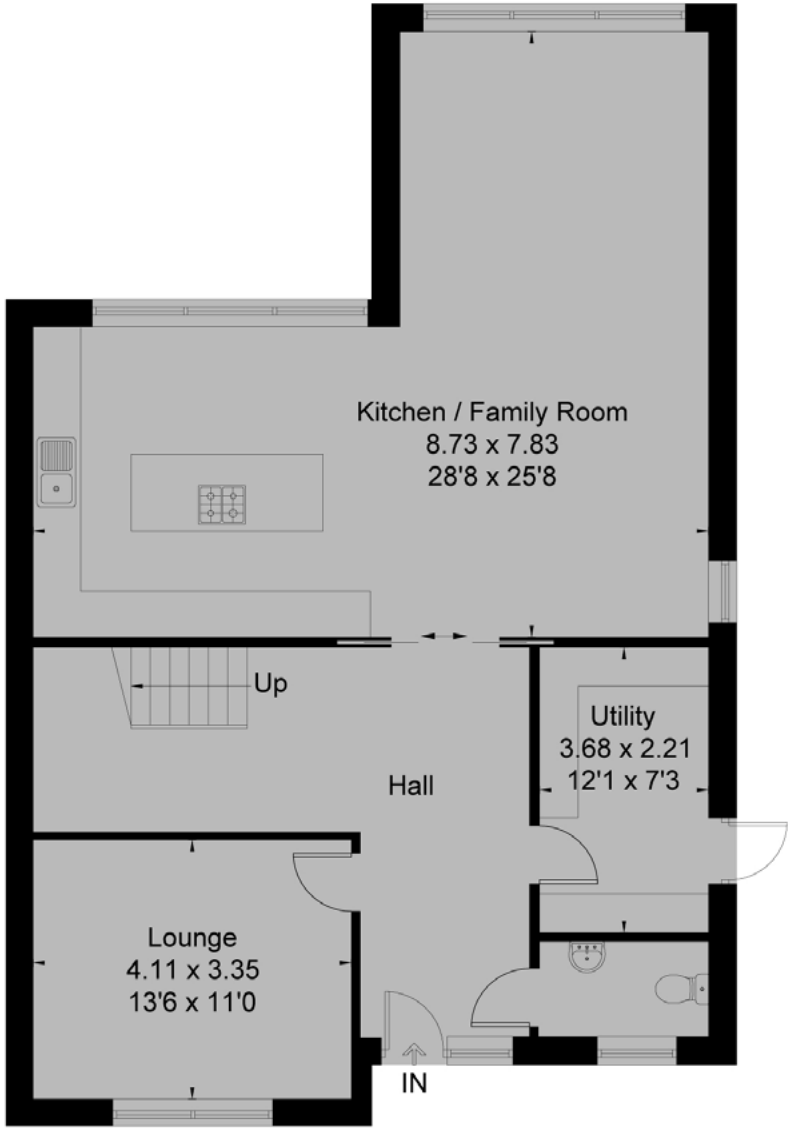
# Floorplan

House 1, 14 Greenwood Avenue,  
Lilliput, Poole, BH14 8QD

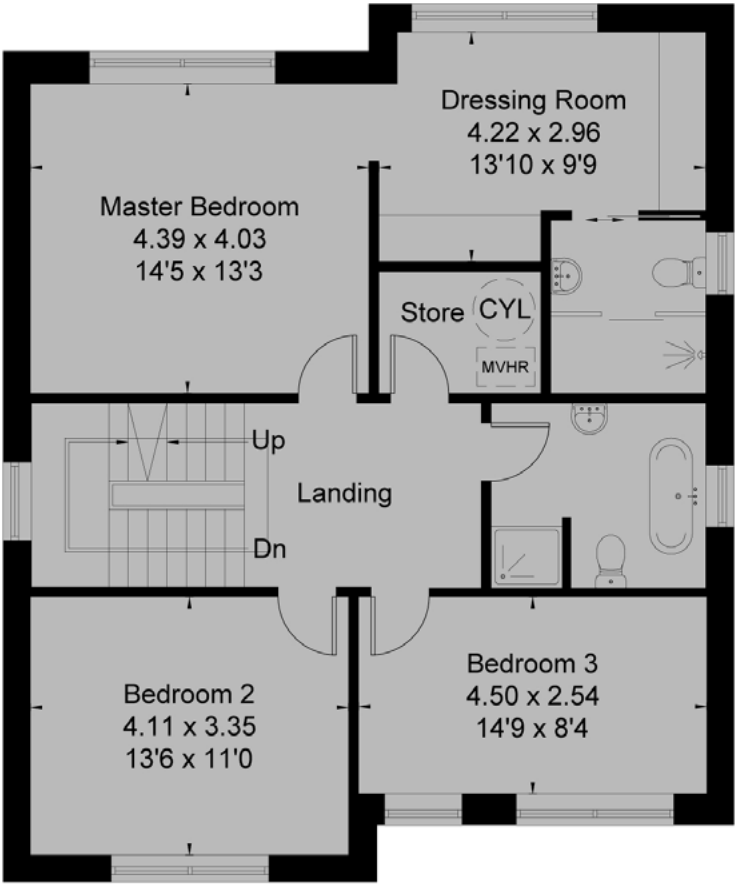
GROSS INTERNAL AREA

House:  
Total: 2,666 sq. ft / 248 m²

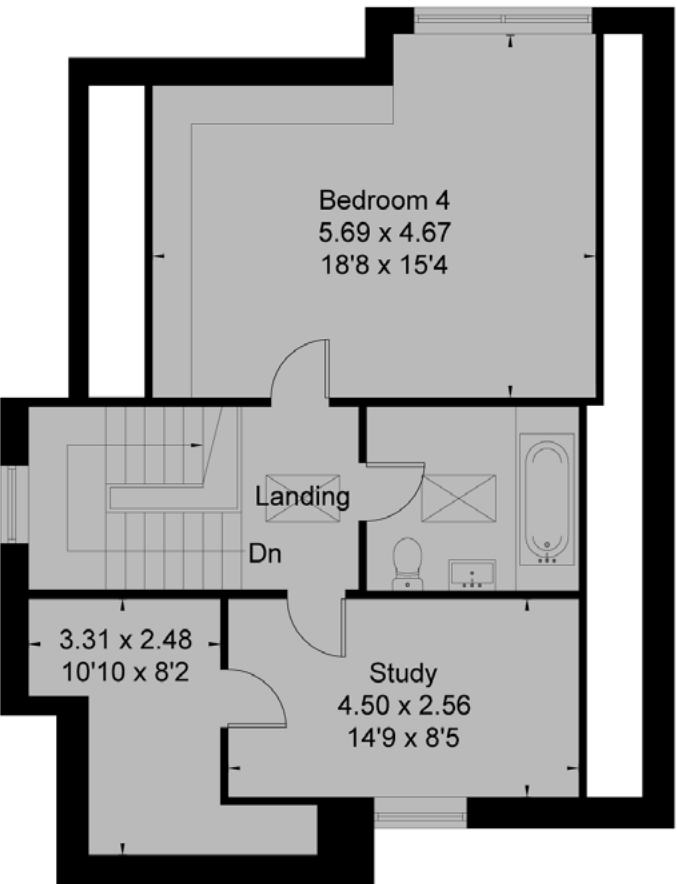
Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #88781

# Summary

Currently under construction and one of just two bespoke detached homes, this striking contemporary property is ideally situated on Greenwood Avenue in the sought-after Lilliput area.

Just a short stroll from both Canford Cliffs Village and Lilliput’s vibrant shopping parade, and with Poole Harbour close by, this home offers an enviable lifestyle in a prime coastal location. Spanning approximately 2,666 square feet, the home is thoughtfully designed to combine luxurious living with modern functionality. The ground floor features a stunning open-plan kitchen, dining and living area, perfect for both entertaining and everyday life. A separate living room, utility room, and cloakroom add to the versatility of the space. Upstairs, the principal suite provides a private retreat, complete with a walk-in dressing area and a luxurious en suite bathroom. There are three further bedrooms, two beautifully appointed bathrooms, and a dedicated study—ideal for working from home. The landscaped garden enjoys a South-Westerly aspect, featuring a part-paved area leading to a generous, level lawn—perfect for outdoor living. The property is approached via secure electric gates, with a driveway offering ample off-road parking for multiple vehicles. This unique home is being finished to an exceptionally high standard, showcasing bespoke interiors and striking architectural details for a truly contemporary finish.

# 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 10.04.25		
Local Authority:	BCP Council		
Council Tax:	TBC		
	2025/2026	£x,xxx.xx***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Air source heat pump, mains electricity, water and drainage		



# Key features

- + Stunning new build home
- + Contemporary design
- + Impressive open plan living space
- + Sumptuous principal suite
- + Ground floor reception room, cloakroom, utility room
- + Four bedrooms, three bathrooms
- + Extends to 2,666 square feet
- + Gated driveway
- + Due for completion February 2026
- + Reservations accepted whilst under construction



# Our team



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