

Luxury+Prestige

SYLVAN HEIGHTS

17A BINGHAM AVENUE, LILLIPUT, POOLE, BH14 8ND





















TAKE A STEP INSIDE



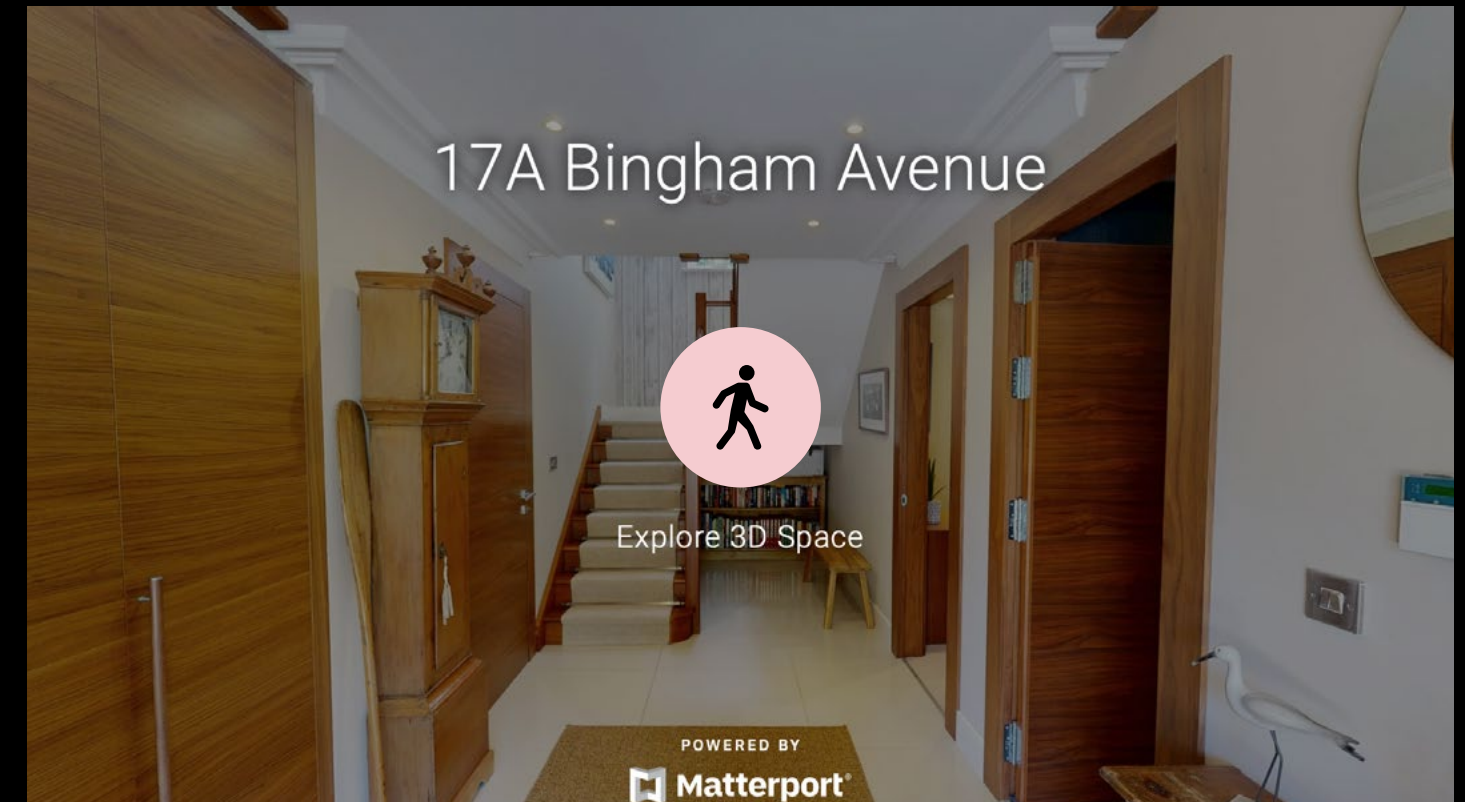
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Sylvan Heights, 17A Bingham Avenue,
Lilliput, Poole, BH14 8ND

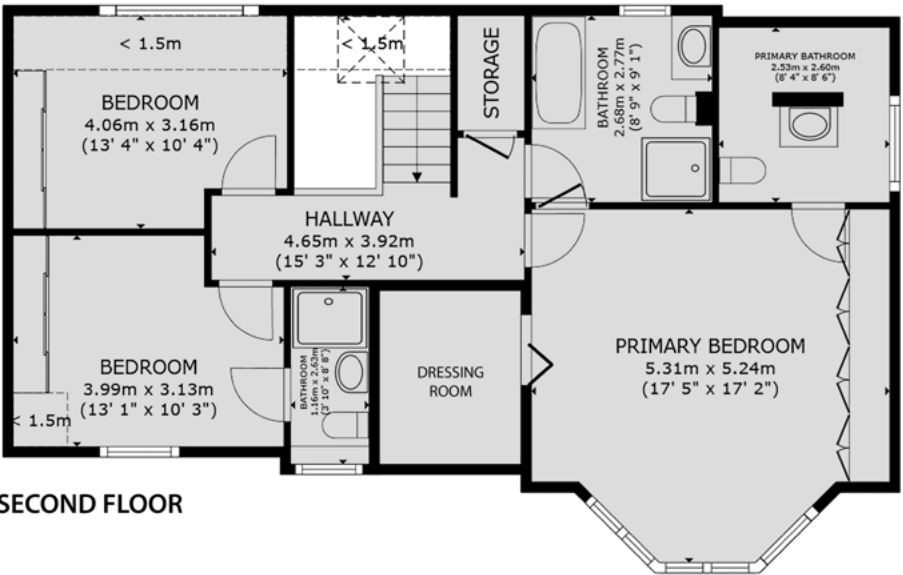
GROSS INTERNAL AREA

House:
Ground Floor: 728 sq. ft / 68 m²
First Floor: 1,204 sq. ft / 112 m²
Second Floor: 830 sq. ft / 77 m²
Total: 2,762 sq. ft / 257 m²

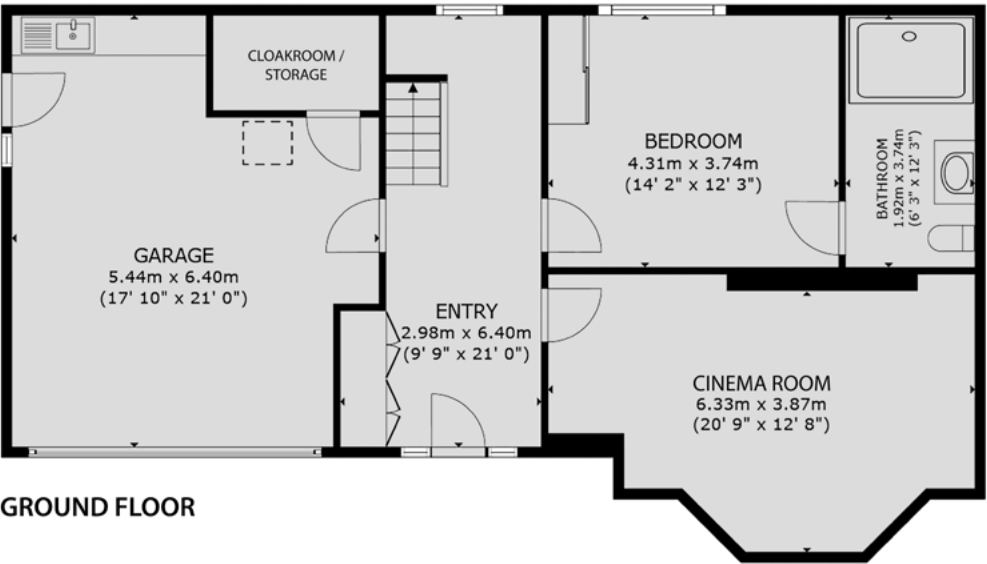
Garage: 318 sq. ft / 30 m²

Overall Total: 3,080 sq. ft / 287 m²

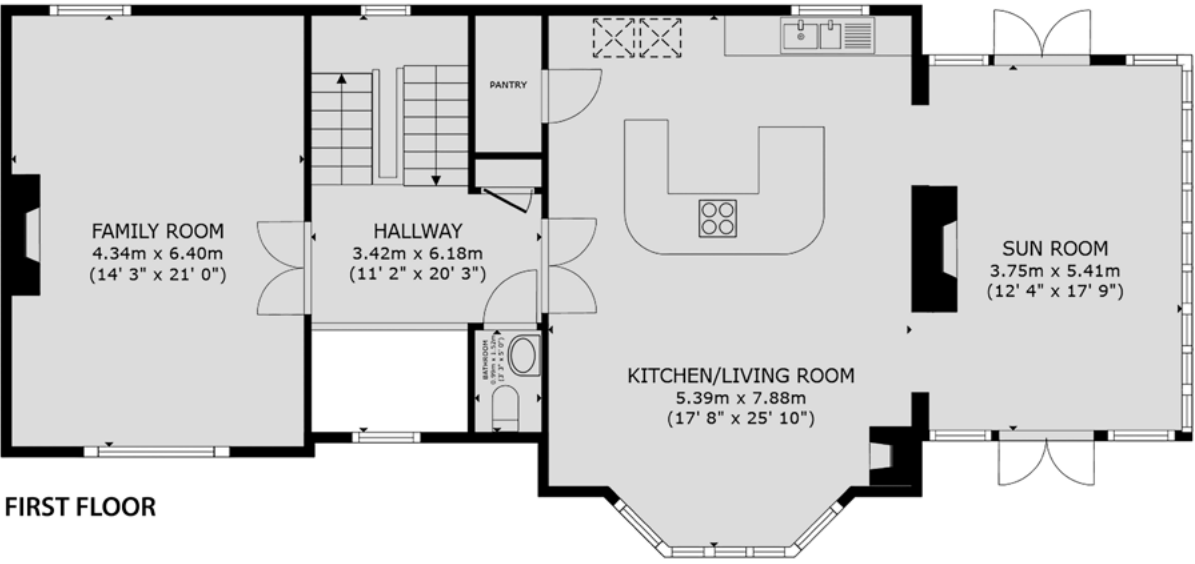
Sizes and dimensions are approximate, actual may vary.



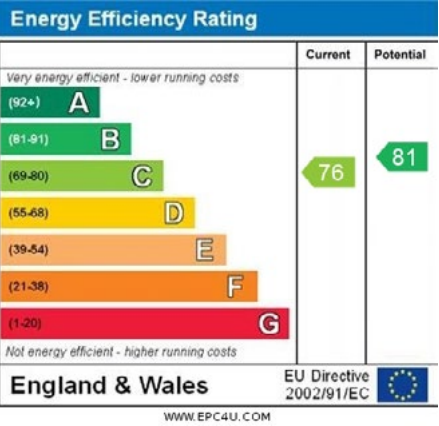
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Summary

If you are looking for a modern and luxurious home but one with character and interesting features then look no further.

Sylvan Heights is tucked away from prying eyes on a short private lane just off Bingham Avenue. This locale is known for large dwellings as well as its leafy street scene where properties have sold for close to £4M. This particular property is approximately 650 metres from Poole Harbour and of course it's convenient for Parkstone Golf Club too.

The spacious accommodation extends to nearly 3,100 square feet and it comprises four double bedrooms, four bathrooms, a choice of receptions as well as a dedicated media room / private cinema. The kitchen family room features a superb contemporary kitchen complete with a centre island and breakfast bar, which connects to the light and airy sun room via a small split level.

The grounds have been beautifully landscaped by JPS Landscape Design and arranged over different levels, with a hot tub and seating areas. The terrace areas are fitted with low maintenance composite decking and there is a wealth of outside space for entertaining as well a level lawn. Add a double garage and casual parking on the drive to complete the picture of this versatile home.

Details

Guide Price:	£1,650,000		
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	£111,750**	
	Additional Home	£194,250**	
	** based on guide price, correct as at 3.06.25		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2025/2026	£4,509.88pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Tucked away
- + Prestigious and sought after location
- + Nearly 3,100 square feet
- + Four bedrooms, four bathrooms
- + Choice of receptions
- + Great kitchen / family room
- + Media / cinema room
- + Professionally landscaped grounds
- + Great parking
- + Approximately 650 metres from Poole Harbour

Our team



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