

Luxury+Prestige



# 72 LILLIPUT ROAD

CANFORD CLIFFS, POOLE, BH14 8LA















































# TAKE A STEP INSIDE



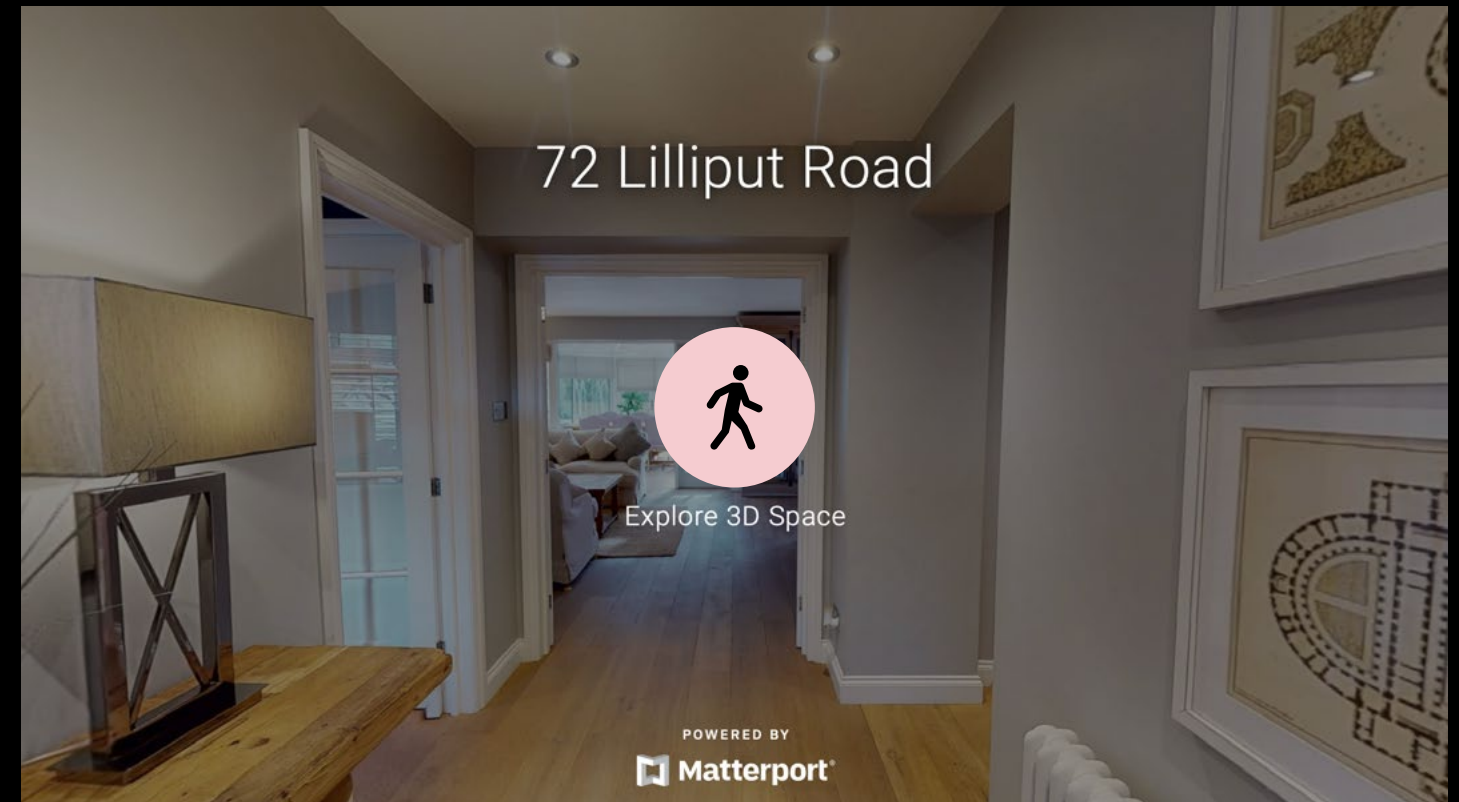
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

**Matterport™**

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.



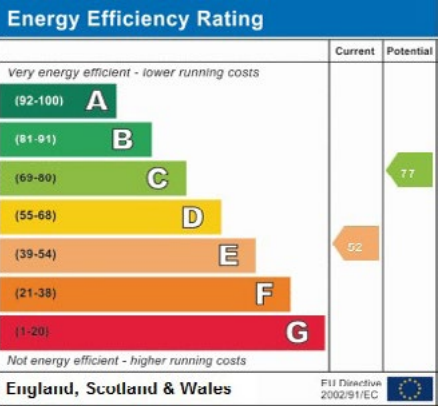
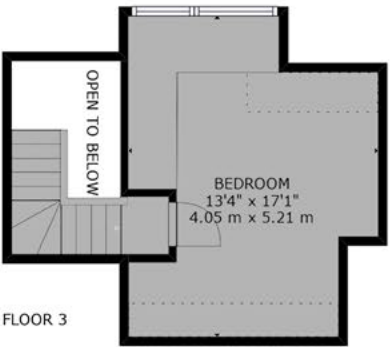
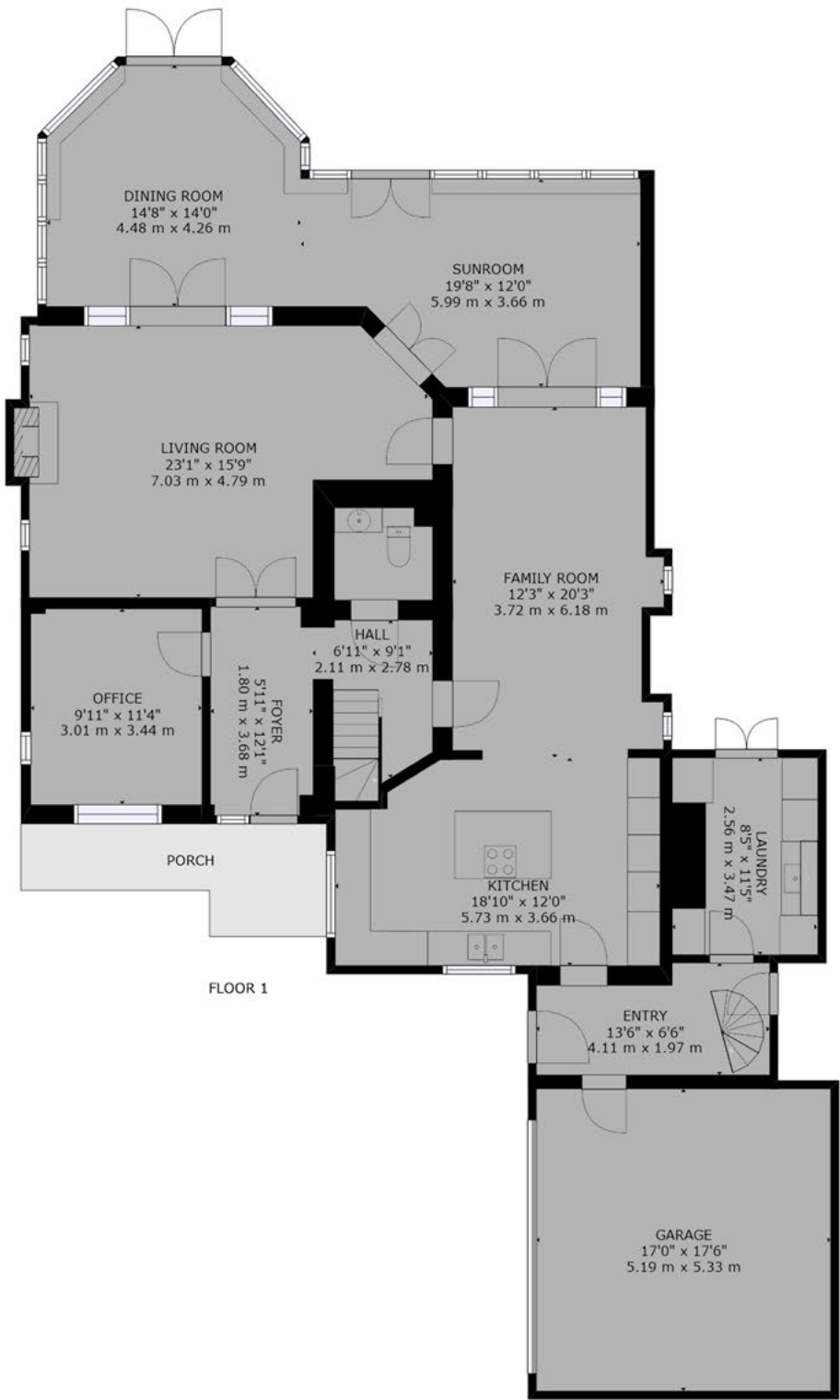
# Floorplan

72 Lilliput Road, Canford Cliffs  
Poole, BH14 8LA

GROSS INTERNAL AREA

- House:
- Ground Floor: 1,743 sq. ft / 162 m²
  - First Floor: 1,360 sq. ft / 126 m²
  - Second Floor: 193 sq. ft / 18 m²
  - Garage: 297 sq. ft / 28 m²
  - Total: 3,593 sq. ft / 334 m²

Sizes and dimensions are approximate, actual may vary.



Address:  
72 Lilliput Road



# Summary

**This pretty home is surprisingly spacious extending to over 3,700 square feet.**

It boasts a total of up to six bedrooms and with a choice of four / five reception rooms the accommodation is very versatile and perfect for large families.

The decor is very stylish and beautifully presented throughout. Stand out features include the principal bedroom with its vaulted ceilings and exposed beams and trusses and the oversized conservatory is a perfect spacious to relax in, zoned for informal sitting and casual dining.

The kitchen / family area is a great space and the hand painted kitchen features a centre island, stone tops and an impressive range of integrated appliances. The formal sitting room is an oasis of calm with a beautiful stone fireplace and there is an all-important home office.

The house is approached via electric gates and to the rear the South facing garden features a large private sun terrace connecting to the house with steps down to a level lawn. It backs directly to Parkstone Golf Course and it is convenient for amenities at Lilliput as well as Canford Cliffs. Lilliput Road is a prestigious location benefitting from excellent school catchments.

# Details

Guide Price:	£1,850,000		
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	£135,750**	
	Additional Home	£228,250**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + Extends to over 3,700 square feet
- + 5/6 bedrooms
- + 4/5 receptions
- + Home office
- + Beautiful decor
- + Hand painted kitchen
- + Stunning main bedroom
- + Family garden
- + Good school catchments
- + Convenient for amenities



# Our team



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