

21 Partridge Drive

Lilliput, Poole
Dorset BH14 8HJ



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Price Guide £1,495,000

Set in the heart of Lilliput sits this stunning family home which spans across approximately 3,000 sq ft of luxury accommodation with additional frameless glass roof terrace overlooking Poole Harbour, Salterns Marina and the Purbecks.

Summary of Accommodation

Roof terrace with stunning harbour views

Open plan kitchen/family room

Two additional reception rooms

4 double bedrooms, 4 bathrooms (3 being en-suite)

Frameless glass balconies accessible from all floors

Concealed swim spa within the decking

Dumbwaiter to all floors

Within Lilliput First and Baden Powell schools' catchment areas





The property's contemporary architecture allows for large expanses of glass, captivating the sylvan vista below with the ever-changing water views beyond.

On the entrance level there is a double bedroom with en-suite, reception room, integral garage and separate utility room.

The first floor has three double bedrooms and two bathrooms (one being en-suite). The master suite has a generous sized en-suite and access to a frameless glass balcony with harbour views.

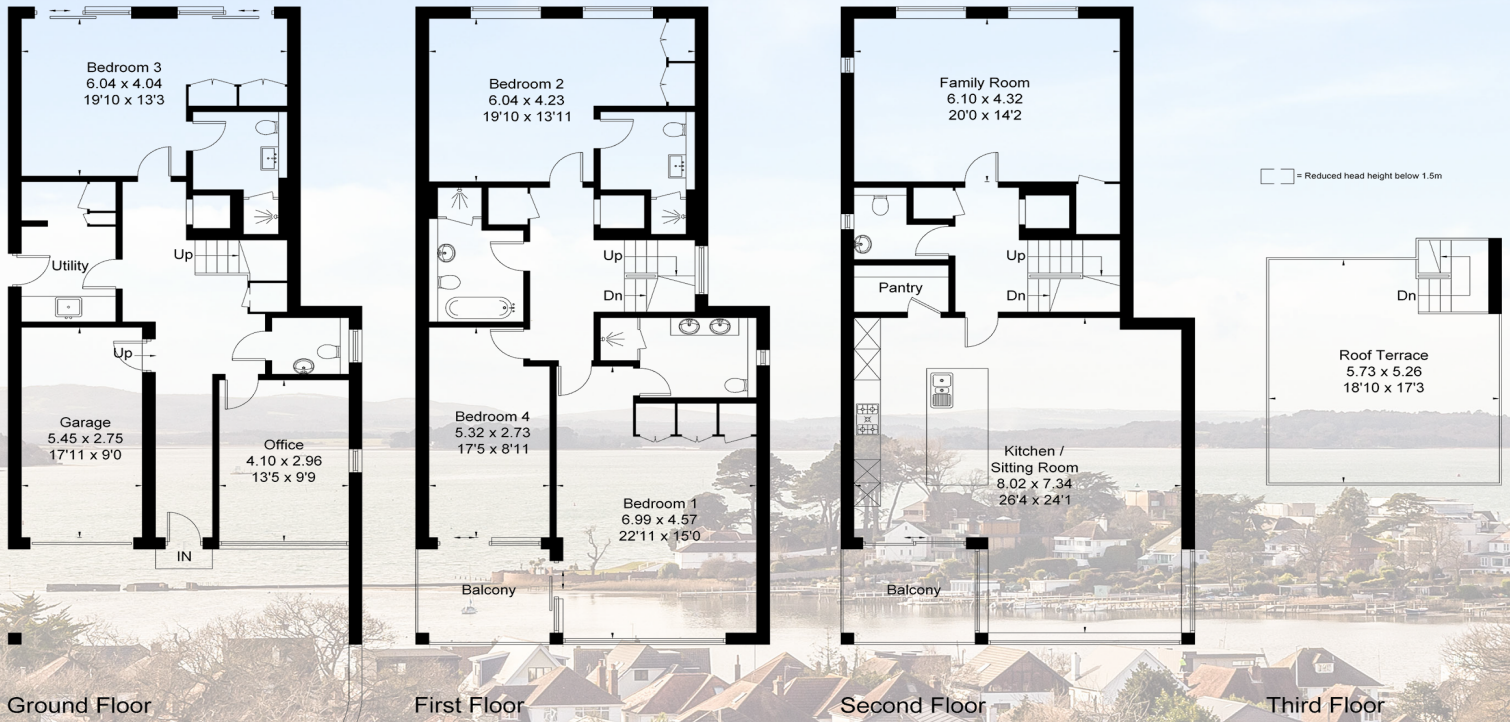
On the top floor there is a wonderful kitchen/family room with a stylish kitchen including a central island and pantry, with zoned spaces for tv, snug and family area. Also on this floor is a formal reception room.

The standout area in the property is the roof terrace, accessed via an electric sliding glass sky light. This space offers 360° views of Sandbanks, Poole Harbour, the Purbecks, Poole Quay and Elgin Woods.

The rear garden is split over two levels, the upper level has a swim spa sunken and concealed into the maintenance free composite decking with frameless glass surround. The lower level has a maintenance free artificial lawn.

Partridge Drive is one of the most prestigious roads in Lilliput with elevated views and within close proximity to local amenities and school catchment areas.

Approximate Area = 295.8 sq m / 3184 sq ft
(Including Garage)
Including Limited Use Area (4.4 sq m / 47 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Lloyds Property Group

PROPERTY NAME

21 Partridge Drive

LOCATION

Lilliput, Poole

BH14 8HJ

Approx Floor Area = 295.8 sq m / 3184 sq ft
(Including Garage)

Including limited use area 4.4 sq m / 47 sq ft

VIEWING ARRANGEMENTS

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Illustration for identification purposes only, measurements are approximate, not to scale