



28 SALTERNS WAY, LILLIPUT, POOLE
GUIDE PRICE £6,500,000



28 SALTERNS WAY

LILLIPUT, POOLE BH14

GUIDE PRICE £6,500,000

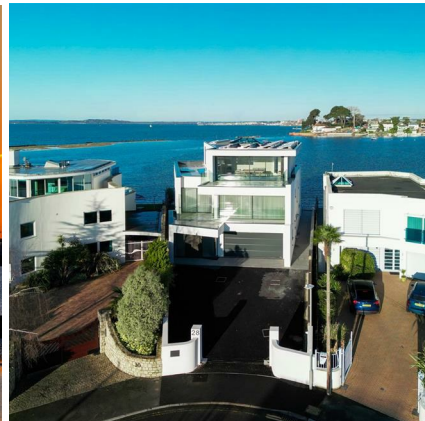
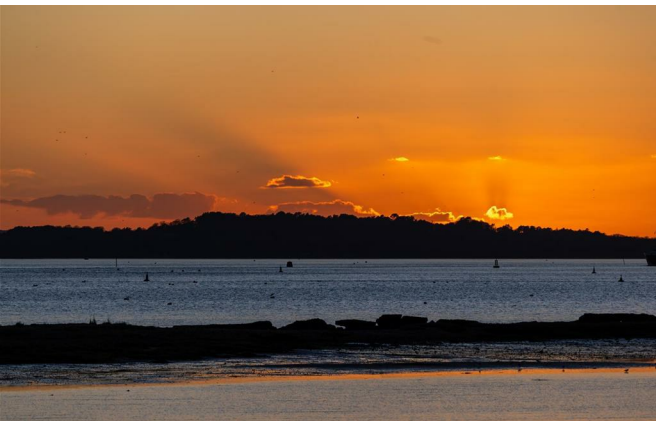
- | Stunning brand-new detached waterside super home located on Salterns Way, offering breathtaking views of the Blue Lagoon and Poole Harbour. |
 - | Experience the rarity of direct water access complemented by a private jetty. |
 - | Spanning approximately 6,500 sq ft of luxurious living space. |
 - | Featuring four/five generous bedrooms, 4 with their own opulent bathroom. |
- | Exceptional principal bedroom boasting panoramic views, with a well appointed dressing room and a high-end en-suite equipped with a steam room. |
 - | Expansive open-plan kitchen and lifestyle area leading to a large, beautifully decked terrace. |
 - | Multiple balcony terraces showcasing sweeping water views. |
 - | Stylish top-floor entertainment bar with exceptional elevated views. |
 - | Unique sub-level wine cellar for the connoisseur. |
 - | Internal double garage |

Experience panoramic sea views from all principal rooms at this exquisite waterfront super home nestled in the prestigious Blue Lagoon of Poole Harbour. This remarkable property presents a rare opportunity for buyers seeking an unparalleled lifestyle, complete with direct access to the

tranquil waters and breathtaking scenery that define this iconic location. Here, you will be treated to some of the world's most spectacular sunsets, casting a golden glow over the serene waterscape of Poole Harbour—a true masterpiece of nature.

The home is meticulously designed throughout with a choice of reception rooms which enjoy stunning panorama views that evolve with the changing seasons. Spanning three elegantly appointed levels plus a sub-level wine-cellar and storage, the layout ensures that every space is cleverly thought out,

complemented by cascading terraces that lead you directly to the pristine waters of the Blue Lagoon and onto your very own private jetty. The property is thoughtfully oriented to bask in sunlight throughout the day, creating an inviting atmosphere that is perfect for enjoying the captivating sunsets.



OPEN PLAN LIVING AREA

Upon entering this stunning home, you are greeted by a striking 2.5-meter bespoke pivot door in architectural bronze, featuring fingerprint technology for added security. Inside, your attention is immediately drawn to the breathtaking views of Poole Harbour, resembling a living piece of art. The open-plan living area includes a comfortable seating space with a stylish feature fireplace and a spacious dining area. The kitchen is a true highlight, showcasing a beautiful marble countertop and high-quality cooking appliances. Additional features include a separate utility room / caterers kitchen, perfect for entertaining, along with an elegant cloakroom adorned with large tiles, adding further sophistication to your entryway.



FEATURES AND SUB-LEVEL WINE CELLAR

Impeccable design elements flow throughout the residence, highlighted by a custom-built curved staircase that serves as a stunning centrepiece in the grand reception area. Modern conveniences abound, including a state-of-the-art smart home system, MVHR, individually zoned underfloor heating, and a luxurious Tylo steam room in the main ensuite. A bespoke sub-level wine cellar with electronic door that opens upwards, while additional amenities such as a boat shed, SwimSpa, hot tub, integrated security system, facial recognition CCTV, and fingerprint entry technology elevate this property to an extraordinary standard.

BEDROOMS AND FURTHER ACCOMMODATION

As you go upstairs, you'll notice the stunning full-height atrium with a skylight that lets natural light pour in, featuring a chandelier that spans the levels. The property includes a magnificent principal suite with water views, large terrace, a walk-in dressing room, and an en-suite bathroom featuring a well-placed window that frames the scenery while you relax in the bathtub. The en-suite also boasts a Tylo steam room and a walk-in shower.

There are an additional three double bedrooms on this level, all of which come with en-suites. Each bathroom has been elegantly designed with its own unique and tasteful finishes.

TOP FLOOR BAR AND FIFTH BEDROOM/GAMES ROOM

On the top floor of the property, you'll find a further reception room with a beautiful Orinoco granite bar that's great for hosting guests while enjoying views of the Harbour. There's a cosy spot to sit and take in the scenery, complete with a bespoke feature fireplace, as well as a handy cloakroom with luxury finishes. Across the landing is a light and airy fifth bedroom/game room with a huge balcony. This home gives you the sensation of floating on the water—it's truly spectacular.



As one of the most exclusive locales globally, Poole Harbour is home to award-winning marinas and yacht clubs, surrounded by coastal scenery. With the iconic Sandbanks, Brownsea Island, and award-winning Blue Flag beaches nearby, this residence offers an unparalleled coastal lifestyle that is simply unmatched.

Welcome to your new sanctuary—where luxury, serenity, and natural beauty converge.

FLOOR PLANS

SALTERNS WAY, POOLE, BH14

Approximate Gross Internal Area
6,478 Sq.Ft / 600 Sq.m
(Including Garage)
Excluded Areas
Patio: 301 Sq.ft / 28 Sq.m
Balcony: 1511 Sq.ft / 140 Sq.m
Garden: 431 Sq.ft / 40 Sq.m



This floor plan is for guidance only and is not to scale or intended for valuation purposes.
It should not be relied upon as a statement of fact. All measurements of doors, windows, and rooms are approximate,
and all areas have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
The total square footage provided is for initial guidance only and should not be used as a basis for valuation.

VIEWING

Please contact our Prime Coastal Property Office on 01202 985344
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	