



22 Brownsea View Avenue, Lilliput, Poole BH14 8LQ  
£1,950,000 Freehold









### Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Cafe set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf club and the Blue Flag beaches of Sandbanks are just a stones throw away . At the end of Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

### Property Comprises

Built in a traditional style in recent years by renowned local builders Ankers & Rawlings this charming detached house situated in quiet tree lined road and is just moments from Poole Harbour and the amenities of Lilliput. The property has been finished to an extremely high standard using quality materials with a real attention to detail and has been elegantly decorated throughout.

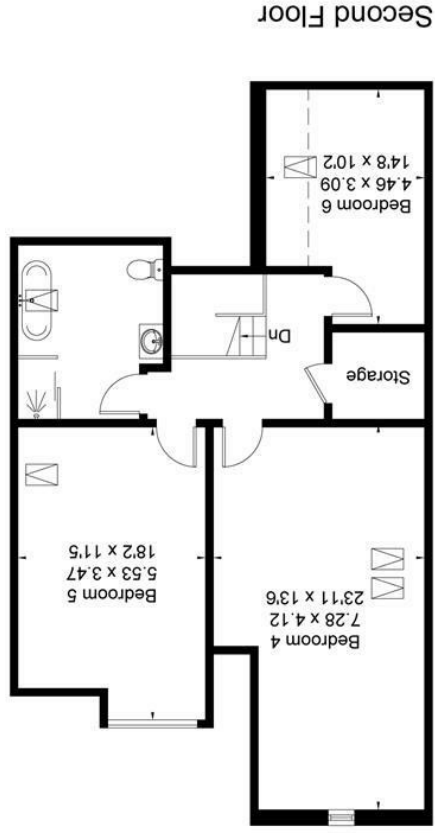
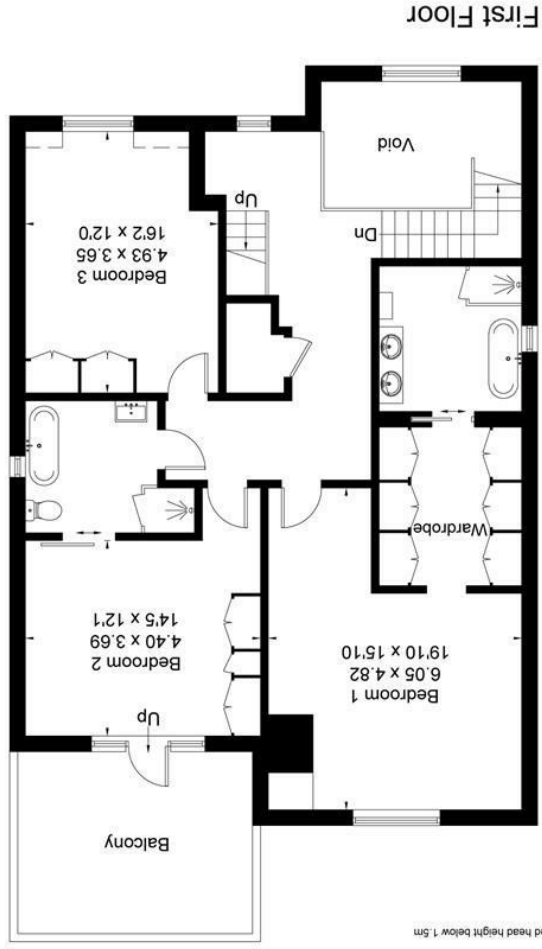
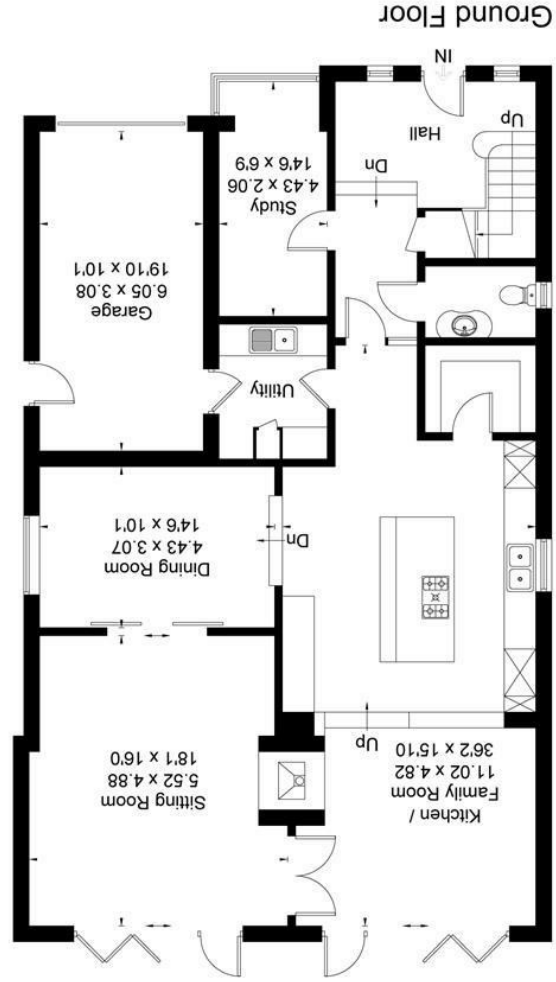
This substantial family home has been intelligently designed with a superb flow, arranged over three floors and spanning almost of 3,700 square feet of luxury accommodation.

The ground floor has a real feeling of space from the moment you arrive with a beautiful staircase within the large entrance hallway. There is a well-appointed kitchen area that is a particular feature of this home with its open plan to the sunken living area and dining area making it an ideal space for modern day family living. Also to the ground floor is a separate formal lounge, office, utility, walk in pantry, WC and integral garage.

To this first floor there are three generously sized double bedrooms to include the impressive master bedroom suite with a large walk through dressing room and en-suite bathroom. Bedroom two has access to a large terrace with views over the garden, there is also a family bathroom servicing both bedrooms two and three.

On the second floor there is an additional three good sized bedrooms and a bathroom.

The drive to the front of the property is level offering off road parking for several vehicles and access to the integral garage, there is also gated side access to the large rear garden, which is private and sunny with good entertaining areas.



Approximate Area = 339.0 sq m / 3649 sq ft  
 (Including Garage / Excluding Void)  
 Including Limited Use Area (4.9 sq m / 53 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) [fourwalls-group.com](http://fourwalls-group.com) 312706

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
90	Very energy efficient - lowest running costs
A	92-94
B	81-91
C	69-80
D	55-68
E	39-54
F	29-38
G	13-28

Environmental Impact (CO <sub>2</sub> ) Rating	
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