



**Bowlins, 41A Pearce Avenue, Lilliput, Poole BH14 8EG**  
**£1,650,000 Freehold**









### Property Comprises

Bowlines is a substantial family home positioned on one of the area's most sought after roads in the quiet enclave of Lilliput, renowned for its spacious residences and waterside surroundings. Only moments from Poole Harbour this impressive house was built by a leading developer in a traditional style. Set within impressive landscaped grounds at the end of a private driveway and behind electric gates giving a real feeling of privacy and security. The internal accommodation, bright and spacious throughout is arranged over two floors to include and large and welcoming entrance hall, four double bedrooms, three bathrooms, a large open-plan kitchen-family room, multiple living areas, utility room and downstairs wc.

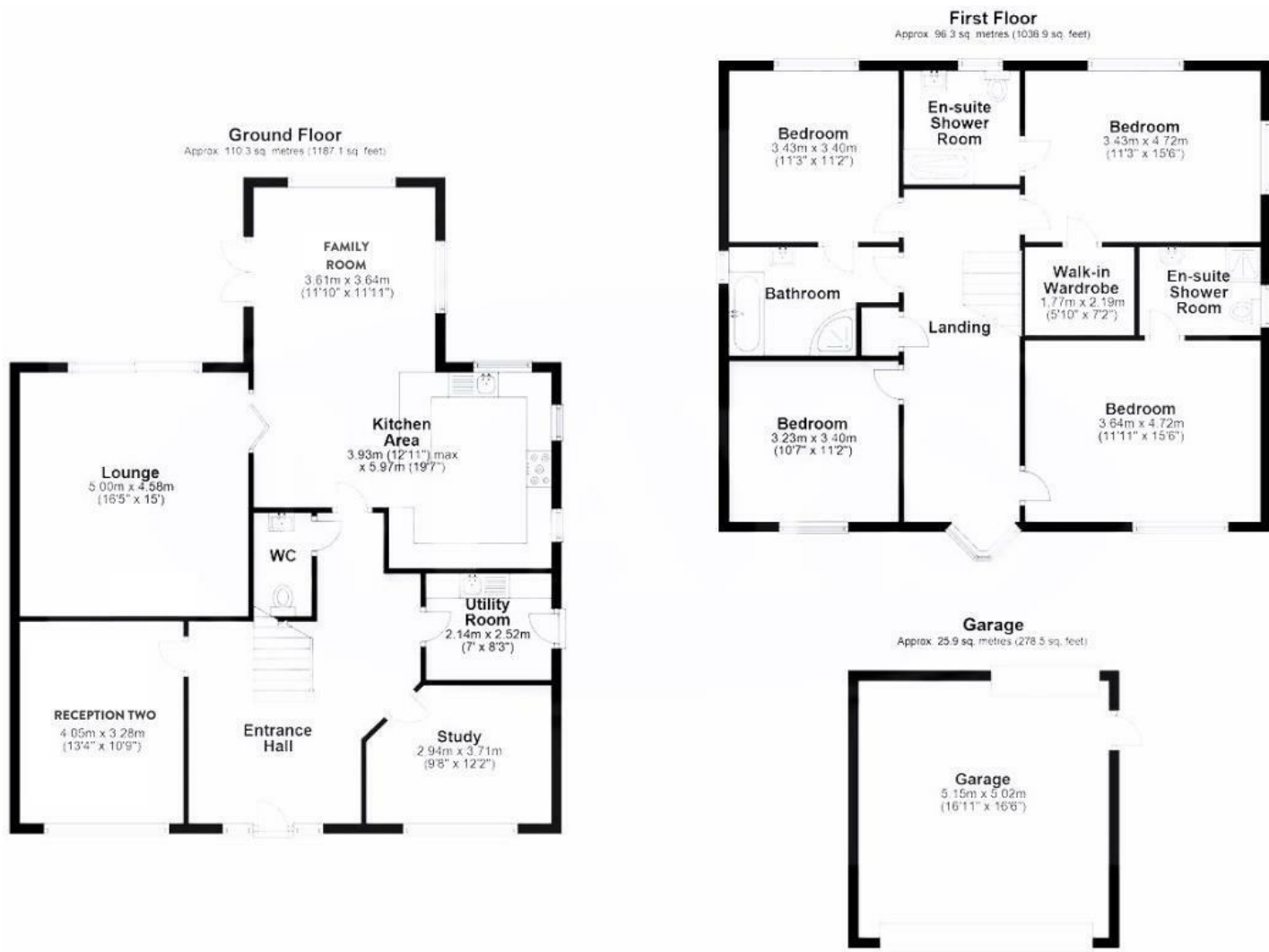
Externally the house is accessed via electric gates on to a large driveway offering ample off road parking and access to a detached double garage with dual access and considerable hardstanding surrounding - boats, tenders, bikes or clubs are well catered for.

The sun travels around the property throughout the day and a leafy backdrop surrounds the garden, which provides a good level of privacy, and several entertaining terraces including one sensibly positioned close to the kitchen.

This versatile and spacious home is ideal for a wide range of potential buyers.

### 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 Café 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 stone's throw away. At the end of The 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 and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.



Total area: approx. 232.5 sq. metres (2502.5 sq. feet)

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Plan produced using PlanUp.

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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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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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		79	84				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	