

PS

23a Lilliput Road, Lilliput, Poole, BH14 8JU

In Excess of £1,200,000



23a Lilliput Road

Lilliput

An exceptional opportunity to own a luxury new build in the heart of Lilliput, moments from Poole Harbour, award-winning beaches, top-rated schools, and a vibrant village lifestyle expertly crafted by renowned local developer KLF Developments. This exquisite detached residence showcases refined architecture, boutique interiors, and exceptional attention to detail. Spanning 2,119 sq ft, this beautifully appointed home blends timeless character with modern elegance.

- Beautifully designed new build home combining traditional charm with modern touches
- Stunning master suite with vaulted ceiling
- Spacious open plan kitchen and living area
- Utility room and panty
- Four generously sized bedrooms and three bathrooms
- Low maintenance garden with hot tub
- Conveniently located within walking distance to Poole Harbour and Lilliput
- Off-road parking with a convenient turning circle
- No forward chain
- Internal floor area 196.86 sq.m



The ground floor is designed for contemporary living, featuring a spacious open-plan kitchen, dining, and lounge area framed by floor-to-ceiling glass sliding doors that connect seamlessly to the landscaped courtyard. Highlights include a hidden walk-in pantry, a fully equipped utility room, a separate lounge for additional comfort, and a stylish cloakroom. A dedicated additional reception room offers versatility for home working or as a relaxing snug.

Upstairs, the first floor hosts three generous double bedrooms, including a guest room with an en-suite shower, and a sleek family bathroom. The standout feature is the top-floor master suite—a tranquil retreat boasting a striking vaulted ceiling, a walk-in dressing area, and an indulgent en-suite with dual vanity sinks, concealed pocket doors, and spa-style finishes evoking a boutique hotel experience.

Outside, the professionally landscaped courtyard garden by The Landscape Service is designed for low-maintenance luxury, complete with outdoor lighting, lush greenery, a built-in hot tub, and dedicated zones for al fresco dining and relaxation with secure access to the front of the property and room to the side of the property for a building storage unit.

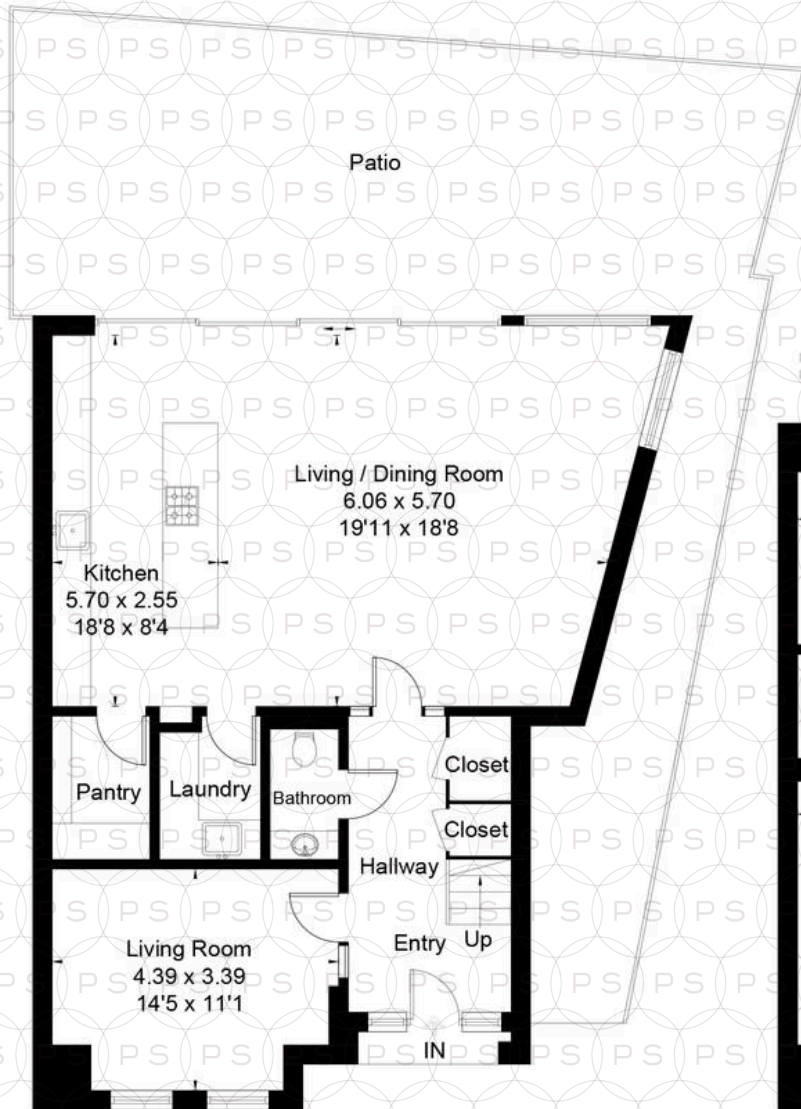
Additional premium features include underfloor heating throughout, off-road parking for two vehicles, a private turning circle for added convenience, architectural lighting, and high-spec fixtures throughout.

Location:

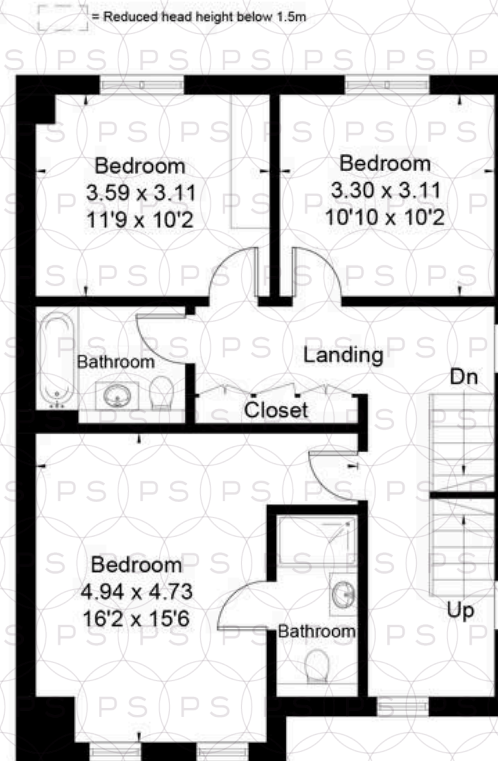
Perfectly positioned on prestigious Lilliput Road, this home is just a short walk from the Lilliput shopping parade, Salterns Marina and the globally renowned Poole Harbour, with Canford Cliffs Village and Parkstone Golf Course moments away.



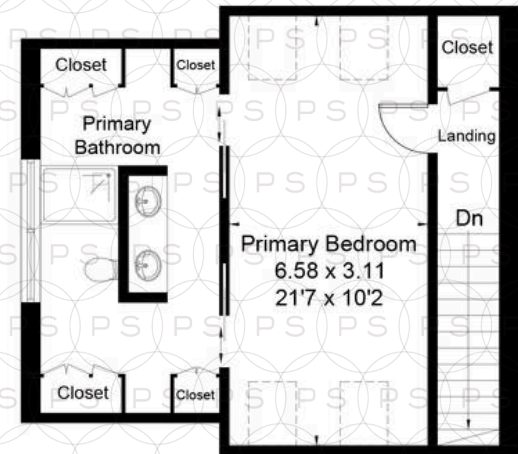
Approximate Floor Area = 196 sq m / 2119 sq ft



Ground Floor



First Floor



Second Floor





Philippa Sole Ltd

Philippa Sole, 3A Springfield Road - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.