

PS

18 Salterns Way, Lilliput, Poole, BH14 8JR

£3,500,000

PS
Guide Price



18 Salterns Way, Lilliput

Poole

Set along a quiet road leading to the renowned Salterns Marina, this striking 5-bedroom waterfront home offers over 3,400 sq.ft of high-spec living space with uninterrupted views across the tranquil Blue Lagoon. This exceptional residence delivers contemporary coastal luxury in one of Lilliput's most prestigious and well-connected locations.

- Prime waterfront position on the Blue Lagoon
- Spacious open-plan layout ideal for entertaining
- 5 bedrooms, including luxury principal suite
- Stunning sunset views across the water
- Direct water access for paddleboarding or boating
- Handcrafted copper kitchen
- Large decked terrace
- Level lawn garden leading to the water's edge
- 0.5 miles to Sandbanks Beach; walk to Lilliput shops & marina
- Council Tax Band : H £4,299.78



The heart of the home is a sophisticated open-plan living space featuring a bespoke copper kitchen, fitted with premium appliances and a sociable central island. The kitchen flows effortlessly into elegant dining and lounge areas, with fully bi-fold opening doors opening onto a south west facing large decked terrace to enjoy perfect sunsets, finished with sleek glass balustrading to maximise the outlook and indoor-outdoor living. This outdoor space is perfect for entertaining or relaxing, with open views across the lagoon. Steps lead down to a landscaped lawn and a second decked area on to the water, where the property enjoys direct access to the Blue Lagoon, ideal for paddleboarding, kayaking, or launching a small boat. The lagoon is rich with native wildlife, creating a peaceful, nature-filled backdrop to everyday living.

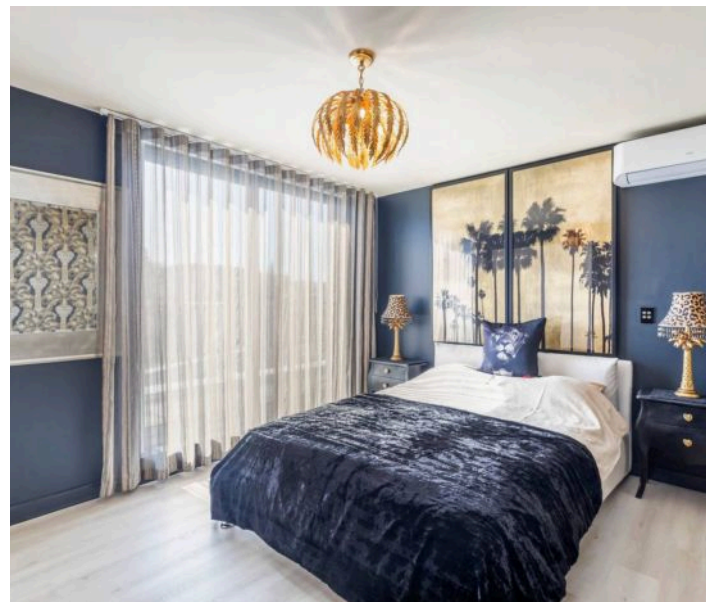
Upstairs, the principal suite is a true retreat, with its own private balcony and a luxurious en-suite bathroom featuring a Japanese bidet toilet with heated seat, spa bath with sweeping water views and a large walk in steam cabinet shower. Two additional bedrooms are also on this level, one with an en-suite shower room and the other served by a separate shower room.

The top floor features a spacious fourth bedroom with its own private balcony making it an ideal guest room or office and a fifth bedroom with its own en-suite and balcony, providing excellent accommodation for family or guests.

Additional features include a ground-floor WC, secure gated driveway accommodating up to six cars, an integral garage, underfloor heating and smart home technology throughout the property.

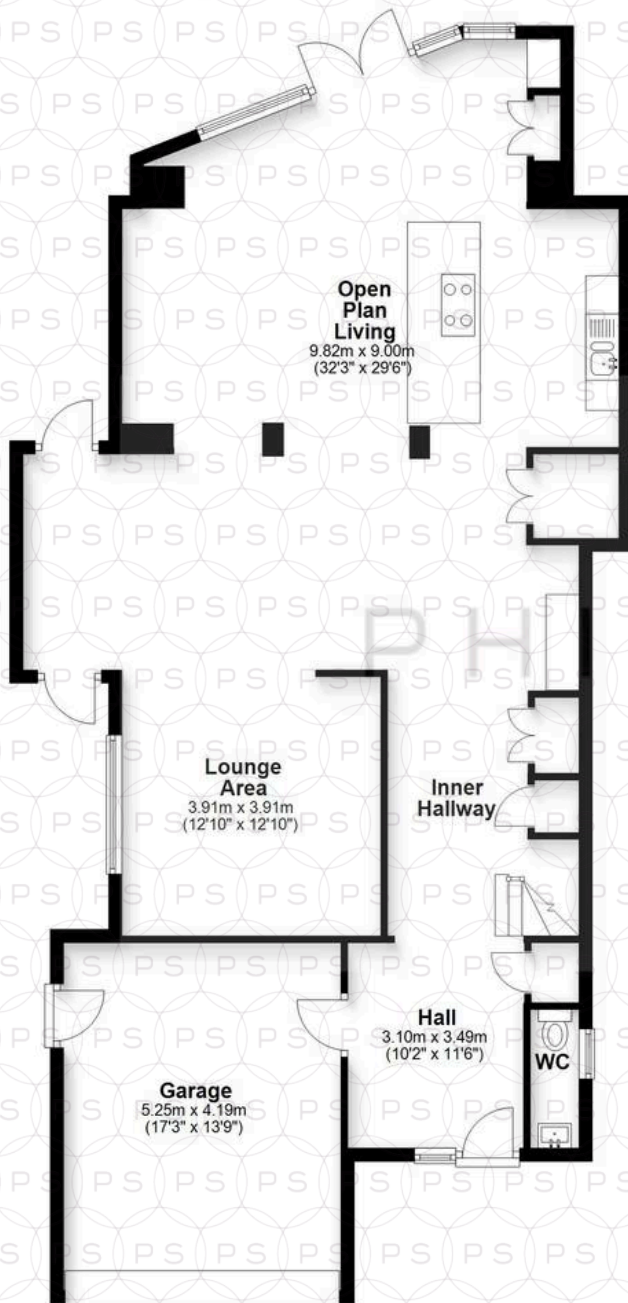
Perfectly located just 0.5 miles from Sandbanks Beach and just meters away from Salterns Marina, Poole Harbour and Lilliput Village, where you'll find a selection of popular cafés, restaurants, and convenience shops adding to the relaxed, walkable coastal lifestyle.

This glamorous waterfront residence offers a rare blend of natural beauty, architectural quality, and prime location ideal for those seeking luxury living by the water.



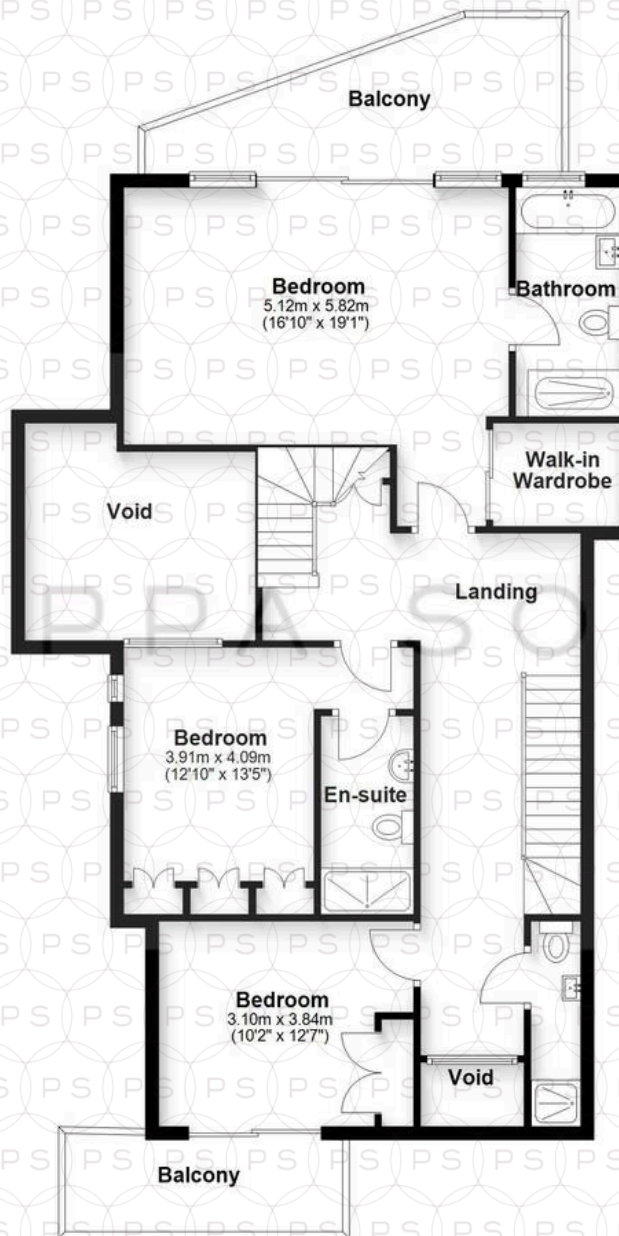
Ground Floor

Approx. 129.0 sq. metres (1388.6 sq. feet)



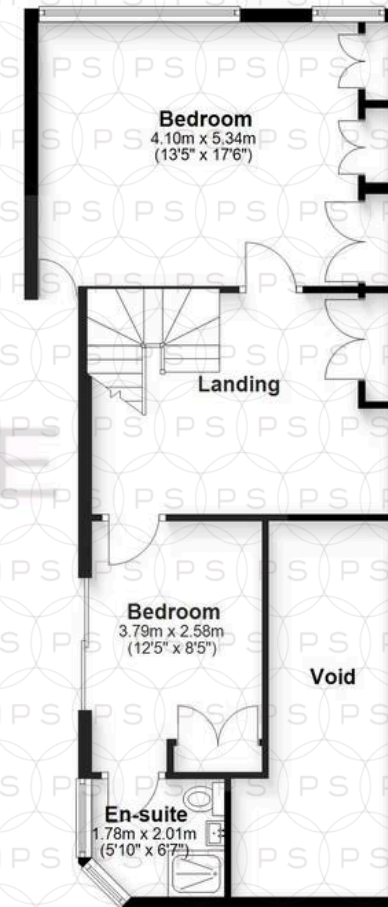
First Floor

Approx. 103.0 sq. metres (1108.5 sq. feet)



Second Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 295.5 sq. metres (3180.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUP.



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