

Partridge Walk,
Lilliput,
Poole, BH14 8HL



An impressive 4 double bedroom contemporary detached residence, enjoying distant harbour views towards Brownsea Island and beyond, in a desirable location close to central Lilliput.

£775,000 - No forward chain







Situation and Description

Lilliput village is located approximately half a mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, a patisserie, Thai restaurant and take away, hairdressers, off license, surf and bike shops.

There is also a doctors' surgery and chemist, along with Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

This contemporary 4 double bedroom detached residence has been well designed to take full advantage of the beautiful harbour views from an impressive open plan first floor living space, opening onto a south facing balcony.

On entering the property, you have a good sized reception hall featuring an attractive oak staircase with glass balustrades.

The main bedroom suite has patio doors opening onto a side garden with harbour glimpses, and also benefits from a luxury en-suite bathroom and walk-in wardrobe. There are two further double bedrooms both with en-suite shower rooms and patio doors to a private garden terrace. The ground floor also offers a study and utility room.

On entering the first floor you are greeted by an impressive open plan space with oak flooring and feature vaulted ceilings, incorporating large triangular shaped windows.

The lounge and dining area open onto a south facing balcony with glass balustrades, enjoying beautiful views towards Poole harbour, Brownsea Island and the Purbeck hills beyond.

The kitchen area offers a modern range of units with fully integrated appliances and sociable breakfast bar.

A full height glass door leads to the fourth bedroom, or separate sitting room, with a glass gable end window incorporating sliding doors to a Juliette balcony and also benefits from an en-suite shower room.

Externally, the property enjoys a low maintenance patio garden with an adjoining multi purpose studio room with sliding doors. The front pathway leads to a further side lawned garden with an established boundary. There is a single detached garage with an electric door and front driveway.

- Impressive contemporary home
- Overall approximately 2,276 sq ft
- Beautiful distant harbour views
- Open plan living space with balcony
- Four large double bedrooms
- Four en-suite bath/shower rooms
- High quality fully equipped kitchen
- Low maintenance patio garden
- Multiple purpose studio room
- Detached garage and driveway

Ground Floor

Approx. 99.2 sq. metres (1067.8 sq. feet)



Outbuilding

Approx. 13.2 sq. metres (142.5 sq. feet)



First Floor

Approx. 85.9 sq. metres (924.1 sq. feet)



Garage

Approx. 13.2 sq. metres (142.5 sq. feet)

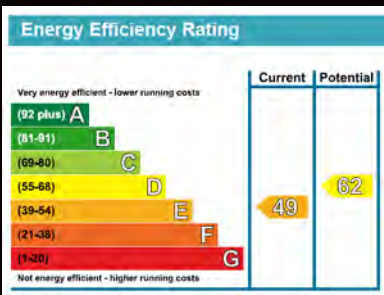


Total area: approx. 211.5 sq. metres (2276.8 sq. feet)

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Plan produced using PlanUp.







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