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38 Elgin Road, Lilliput, Poole - BH14 8QX  
£1,695,000

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# Elgin Road

This breathtaking new residence is a masterclass in contemporary design, showcasing exceptional architectural detail and superior finishes throughout. Arranged over three beautifully conceived floors, the home is perfectly orientated to command sweeping panoramic views across Poole Harbour and out towards the sea, creating a spectacular coastal backdrop to everyday living. Finished to an uncompromising specification including underfloor heating, premium fixtures and fittings, and enhanced acoustic insulation, this outstanding home combines architectural presence with indulgent modern comfort, redefining luxury coastal living.

- Luxurious new build with panoramic views across Poole Harbour
- Contemporary elevated living floor with luxurious kitchen & dining with extra wide balcony to take in the panorama
- Top floor reception room / fourth bedroom with luxurious bathroom and incredible sea views
- Principal bedroom with ensuite & dressing area
- Three spacious ground floor bedrooms with access to beautifully landscaped private garden
- Impressive specification including underfloor heating and soundproofed bedrooms
- Large terrace ideal for entertaining as well as an array of private outside spaces
- Integrated double garage
- Total Area: Almost 3,000 sq.ft
- New EPC Rating TBC
- Council Tax Band F: 3466.65
- Freehold





## ABOUT THIS PROPERTY:

The ground floor delivers refined comfort and privacy, comprising three generous double bedrooms, each opening onto its own private, professionally landscaped outdoor space. The principal suite is a sanctuary of understated luxury, complete with a bespoke dressing area and an exquisitely appointed ensuite bathroom. A striking family bathroom serves the remaining bedrooms, all finished with elegant materials and meticulous attention to detail.

Ascending to the first floor, the home unfolds into an extraordinary open-plan living space, the true heart of the property. Flooded with natural light and framed by expansive glazing, this level has been thoughtfully zoned to provide distinct yet seamless areas for living, dining and entertaining.

The contemporary kitchen integrates effortlessly within the space, all positioned to maximise the far reaching harbour views. A utility room and stylish WC add practicality without compromising the design aesthetic. The top floor offers a remarkable and versatile retreat, ideal as an additional reception room, guest suite or fourth bedroom. Accompanied by a luxurious bathroom and elevated vantage point, this space captures a sense of calm, privacy and exclusivity.



## OUTSIDE:

This family home offers beautifully landscaped private terraces, a substantial double garage and an impressive electric-gated sweeping driveway all designed to deliver privacy, presence and uncompromising quality.

## LOCATION:

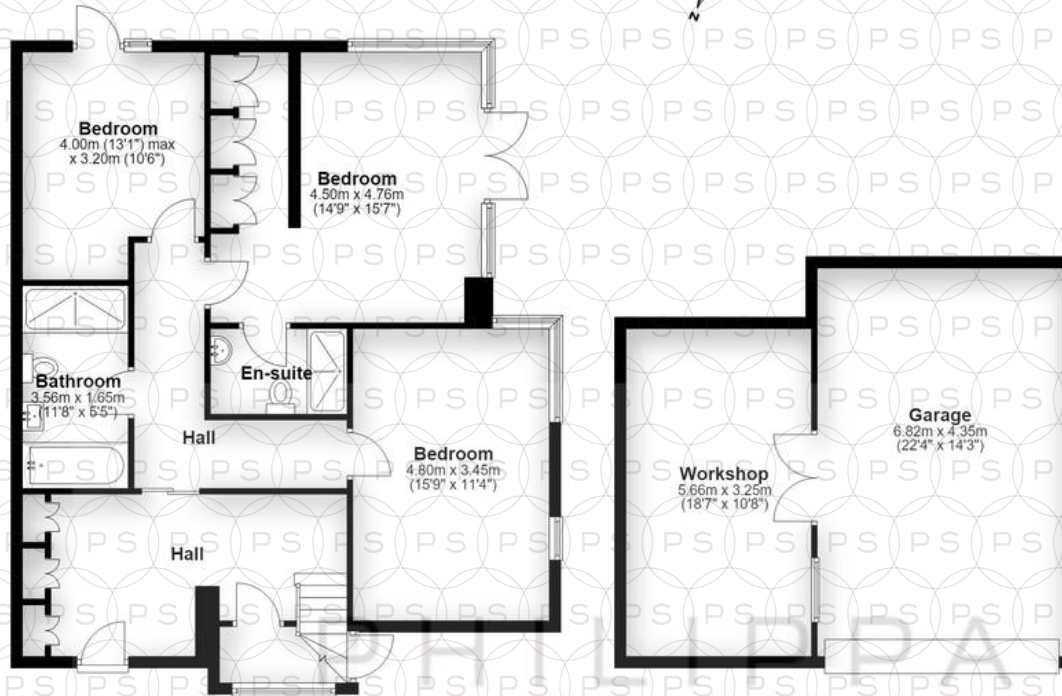
Positioned within a quiet no through road on an elevated plot in the heart of Lilliput, Elgin Road enjoys a setting that feels discreet yet connected. The property sits next to Elgin Woods Viewpoint, a well regarded local vantage point with far reaching views across Poole Harbour, mirroring the rear outlook enjoyed from the property itself. Footpaths weave through nearby woodland and residential roads towards Lilliput Village and Sandbanks providing a local cafe culture and beach life within a mile. The property falls within catchment for popular Baden Powell Junior School and Lilliput Infant School. Parkstone train station provides a direct service to London Waterloo in approx. two hours, reinforcing the balance between coastal calm and daily connectivity.

## OPEN HOUSE | SAT 4TH JULY | 11AM - 2PM

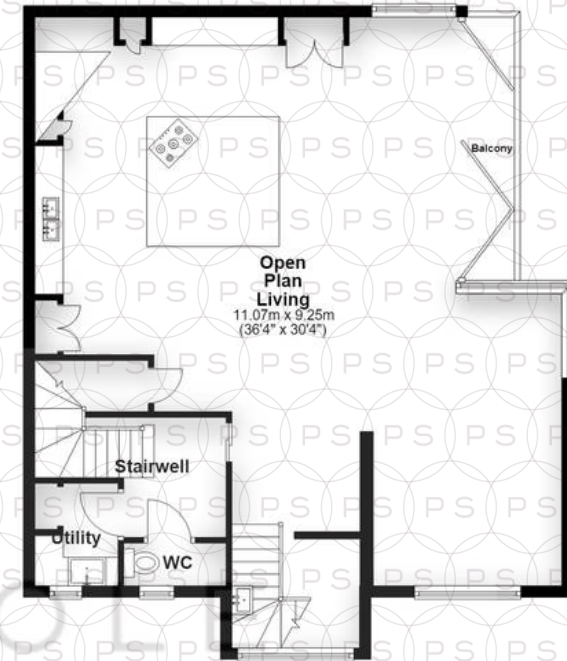
Join us for an Open House on Saturday 4th July, 11am - 2pm, and discover this outstanding Grennall Developments residence with elevated sea views, generous entertaining spaces and a striking connection to its coastal surroundings.



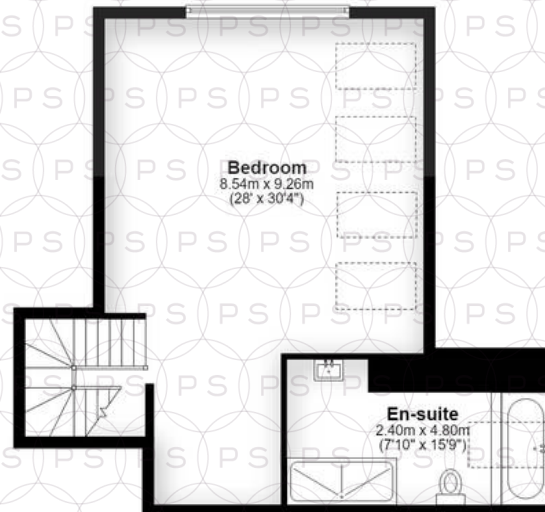
Ground Floor



First Floor



Second Floor



Total area: approx. 277.2 sq. metres (2984.0 sq. feet)

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Plan produced using PlanUp

38 Elgin Road, -



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