

Luxury+Prestige

# 20 ELMS AVENUE

LILLIPUT, POOLE, BH14 8EF

20























# Floorplan

20 Elms Avenue, Lilliput  
Poole, BH14 8EF

GROSS INTERNAL AREA

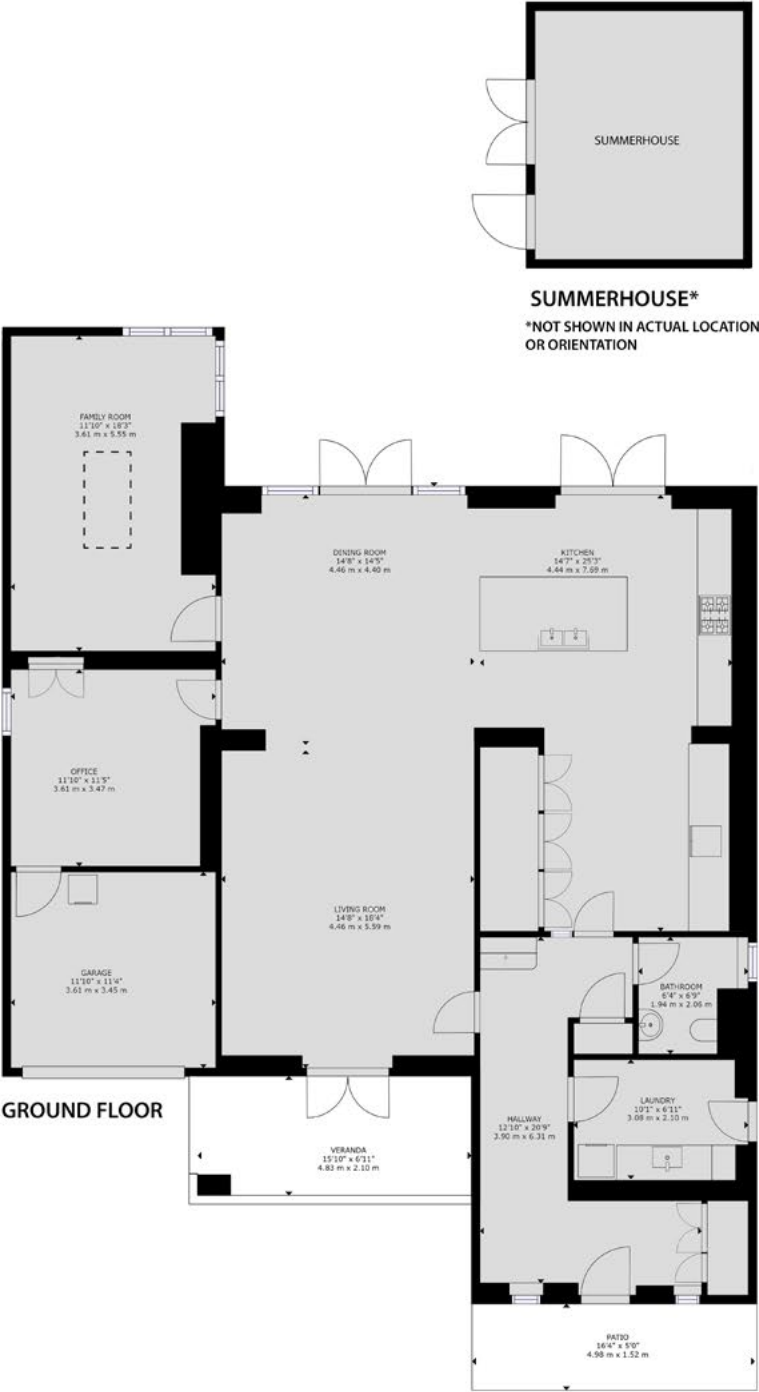
|               |                       |
|---------------|-----------------------|
| House:        |                       |
| Ground Floor: | 1,764 sq. ft / 163 m² |
| First Floor:  | 1,232 sq. ft / 114m²  |
| Second Floor: | 461 sq. ft / 42m²     |
| Total:        | 3,457 sq. ft / 321 m² |

Garage 134 sq. ft / 12 m²

Summerhouse: 140 sq. ft / 13 m²

Overall Total: 3,731 sq. ft / 346 m²

Sizes and dimensions are approximate, actual may vary.



# TAKE A STEP INSIDE



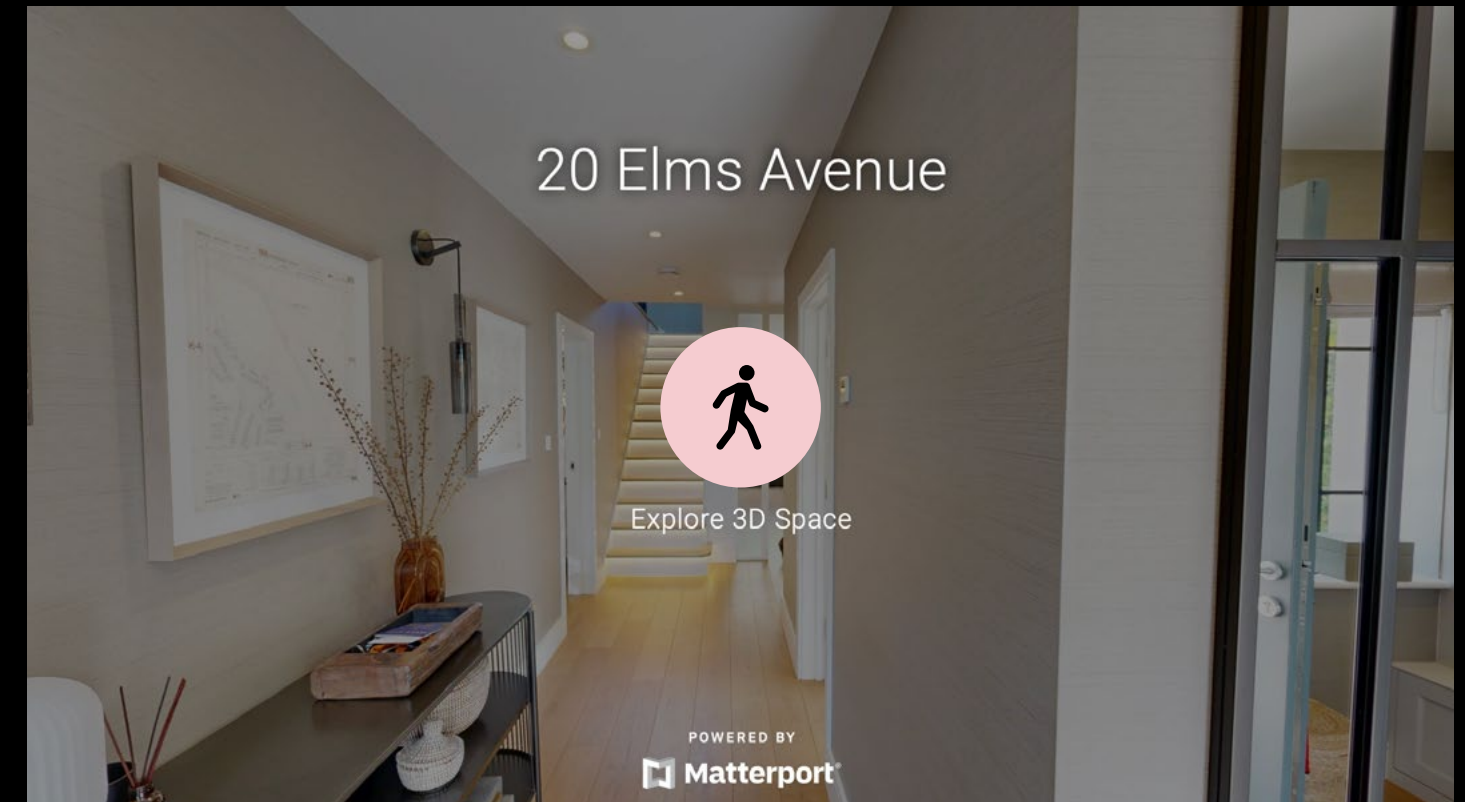
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport**

# Summary

An exceptional and especially attractive five bedroom home which has been the subject of a no-expense-spared renovation and remodel resulting in the appearance of a brand new show home.

The main dwelling extends to circa 3,600 square feet with a total of five bedrooms and four bathrooms. The highly luxurious principal suite includes an exquisite fully fitted closet and a sumptuous en suite bathroom with twin hand basins, stand alone bath and a walk through shower. The top floor could be used as an impressive guest suite with a dedicated sitting room or additional home office. The living accommodation on the ground floor is one of the standout features. It includes an open plan kitchen family room with a hand painted kitchen by Neptune including a centre island with breakfast bar and a separate zone forming what might be described as an oversized pantry. There is also a home office and a separate sitting room. The level and sunny garden is the perfect outdoor entertaining space boasting a large private sun terrace as well as an outdoor swimming pool. The area is known for its close proximity to Poole Harbour and the house benefits from direct access via a private rear gate to a communal green space used exclusively by residents of Pearce and Elms Avenue, ideal for families and dog owners alike. Residents also have the option of social membership at the prestigious Parkstone Yacht Club.

# Details

|                  |                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Guide Price:     | £2,195,000                                                                                                                         |
| Tenure:          | Freehold                                                                                                                           |
| Lease Length:    | N/A                                                                                                                                |
| Maintenance:     | N/A                                                                                                                                |
| Ground Rent:     | N/A*<br>* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts. |
| Stamp Duty:      | Main Home           £177,150**<br>Additional Home   £286,900*<br>** based on guide price                                           |
| Local Authority: | BCP Council                                                                                                                        |
| Council Tax:     | Band G<br>2026/2027           £3,999.98pa***<br>*** Amount shown is for a main home, please seek advice for additional home.       |
| Services:        | Mains gas, electricity, water and drainage                                                                                         |

# Key features

- + Remodelled with no expense spared
- + Highly luxurious specification
- + Beautiful interior design
- + Hand painted kitchen by Neptune
- + Totals approximately 3,750 square feet
- + Five bedrooms, four bathrooms
- + Versatile layout
- + Stunning garden with private sun terrace
- + Outdoor swimming pool
- + Owners suited

# Our team



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# Get in touch

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