



2 Blake Dene Road, Poole, Lilliput BH14 8HQ
£1,085,000 Freehold





A detached home on a substantial plot in Lilliput, offering clear scope to extend (STPP), with a large garden, studio and garage.

- DETACHED PROPERTY ON A LARGE PLOT
- CLOSE TO LILLIPUT VILLAGE
- FOUR BEDROOMS
- STUDIO + GARAGE
- GATED DRIVEWAY
- POTENTIAL TO EXTEND STPP

Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

Positioned within a sought-after residential setting in Lilliput, this well-proportioned detached home sits on a generous plot and offers clear potential to extend and enhance (STPP), making it an ideal long-term move for growing families or those looking to add value.

The ground floor is arranged to provide a balanced layout, with a spacious living room to the front, a separate dining room, and a well-sized kitchen overlooking the garden. The rear aspect allows natural light to flow through the home, with direct access out to the garden creating an easy connection between inside and out.

Upstairs, there are four bedrooms, including a well-sized principal room, along with a family bathroom. The accommodation is practical, well laid out, and offers flexibility for modern family living.

Externally, the property really starts to stand out. The rear garden is substantial, offering a wide, open aspect with plenty of space for extension, landscaping or further development (subject to the relevant permissions). In addition, there is a detached studio/workshop and a separate garage, providing excellent versatility for home working, storage, or conversion potential.

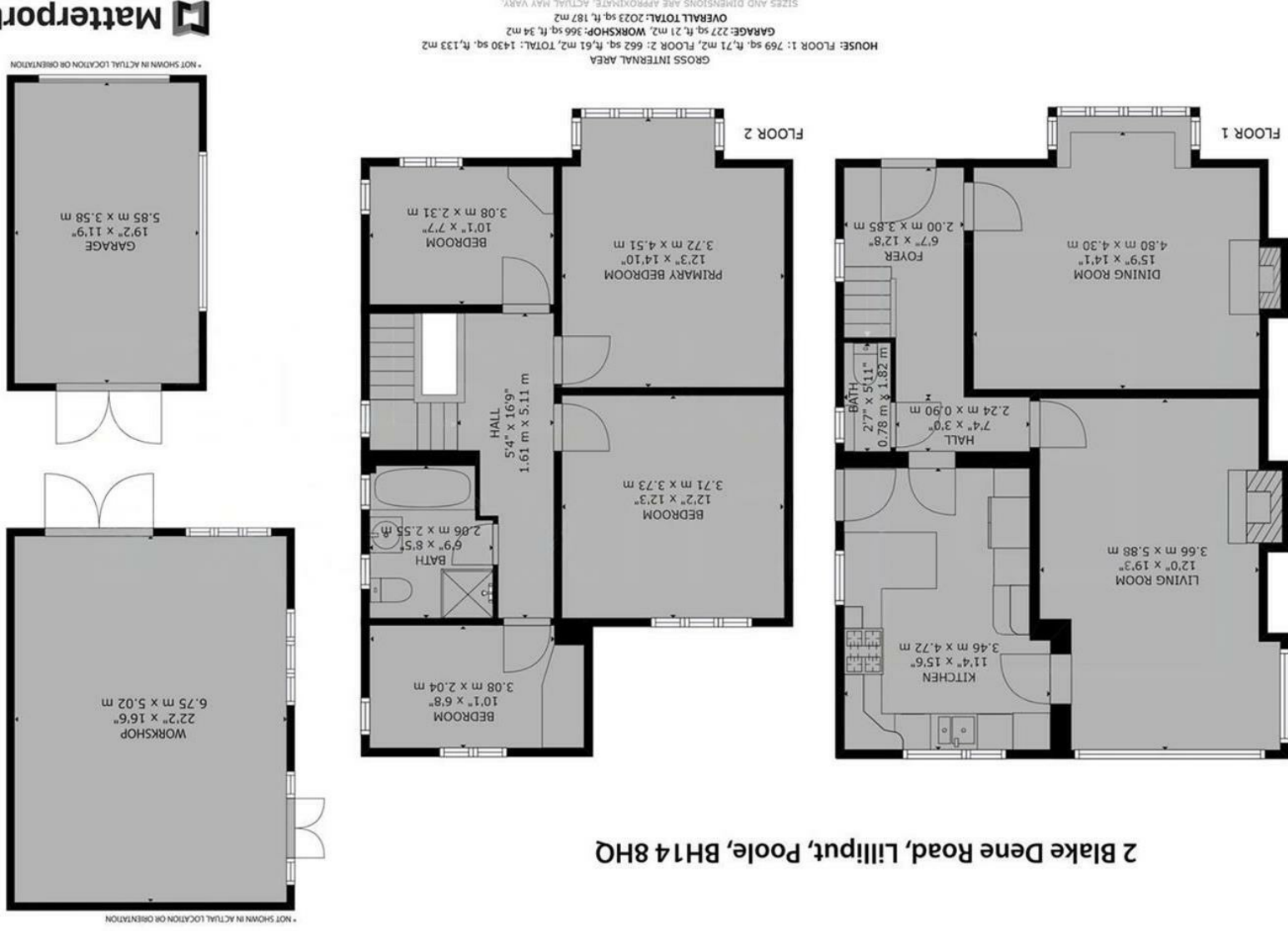
To the front, the property benefits from ample off-road parking.

The vendor is suited, allowing for a smoother transaction.





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Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Some environmental impact - lower CO ₂ emissions	D
Not very low environmental impact - higher CO ₂ emissions	E
High environmental impact - higher CO ₂ emissions	F
Very high environmental impact - higher CO ₂ emissions	G

All room dimensions given above are approximate measurements
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