



£1,600,000

84 Blake Hill Crescent, Lilliput, Poole, BH14 8QS



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An exceptional three-bedroom home by renowned local developers Ankers & Rawlings, offering beautifully presented accommodation, an impressive open-plan living space, landscaped gardens and an outstanding specification throughout.

- Ideal family home
- A well landscaped south facing rear garden
- Integral garage and large driveway
- Three/four double bedrooms
- Finished to the highest standards throughout
- Vendor suited
- New England style property
- Situated in the highly sought after Blake Hill Crescent

Local Authority BCP, Tax Band F, Tenure: Freehold



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

Set within the desirable Blake Hill Crescent, this striking two-storey residence was built by renowned local developers Ankers & Rawlings and showcases the quality, craftsmanship and thoughtful design for which they are known.

The property is presented in exceptional condition throughout, combining contemporary architecture with stylish, highly practical family accommodation. Carefully selected finishes, generous proportions and an abundance of natural light create a home that feels both sophisticated and welcoming.

At the heart of the property is the superb open-plan kitchen, dining and family room. Designed for modern living and entertaining, the space features an impressive central island, extensive fitted cabinetry, integrated appliances and elegant contrasting finishes. The dining area enjoys an effortless







connection to the garden through wide opening doors, allowing the internal and external entertaining spaces to flow seamlessly together.

A separate reception room provides a comfortable setting for more relaxed evenings, while an additional versatile room offers excellent flexibility as a playroom, home office or snug. The ground floor is completed by practical ancillary accommodation and direct access to the integral garage. The first floor provides three well-proportioned bedrooms, including an impressive principal suite, alongside beautifully appointed bathroom facilities. Each room has been finished to an excellent standard, with carefully considered lighting, bespoke detailing and a calm, contemporary aesthetic. Outside, the rear garden offers a generous lawn, mature planting and a substantial terrace immediately adjoining the house—ideal for outdoor dining, entertaining and family life. To the front, a broad driveway provides ample off-road parking and access to the garage.

A genuinely turnkey home in a sought-after residential location, combining distinctive design, outstanding condition and an exceptional specification.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

