



SANDBANKS ROAD,
LILLIPUT











DETAILS

Water front properties of this magnitude rarely come to the market so do act quickly to avoid disappointment. Offering an exceptional opportunity to acquire one of Lilliput's stunning waterfront homes, offered chain-free and occupying a remarkably wide and deep plot in an exclusive harbourside setting. This elegant older-style residence is rarely available on the open market and offers the opportunity to create your dream lifestyle.

Set discreetly back from the road, the property enjoys a large frontage with ample space to accommodate multiple vehicles and a boat if desired.

Inside, the property unfolds over three floors, blending timeless character with modern potential.

The ground floor welcomes you with a lovely, light-filled reception room offering panoramic, uninterrupted views over Poole Harbour and Brownsea Island - the perfect backdrop for relaxed living or stylish entertaining. Adjoining this space is an open-plan dining area, ideal for hosting, as well as a charming side porch.

Also on this level is the principal bedroom suite, complete with a private en-suite bathroom and more harbour views. A second generously sized double bedroom, along with a shower room and separate wc, complete this elegant and highly practical layout.

Descending to the lower ground floor reveals another large, airy reception room, opening directly onto the beautiful, south-facing garden—a tranquil space designed for seamless indoor-outdoor living.

This level also offers a fully fitted kitchen, a light-filled conservatory, and a spacious utility room - ideal for family life. Additional features include a versatile workshop, a shower room and internal access to a substantial double garage, enhancing both convenience and functionality.

Upstairs, you will find four further bedrooms, three of which boast captivating harbour views. A family bathroom and an expansive loft space complete this level. The loft offers superb potential for further development with the addition of a dormer window (subject to planning permission), creating the opportunity for an additional room or studio space.

Outside, the property's waterside garden is truly a standout feature with unrivalled harbour views. Pretty planting and a long private jetty make this the ultimate retreat for relaxation and entertaining. Whether enjoying a quiet morning coffee or hosting sunset gatherings by the water, the setting is nothing short of extraordinary.

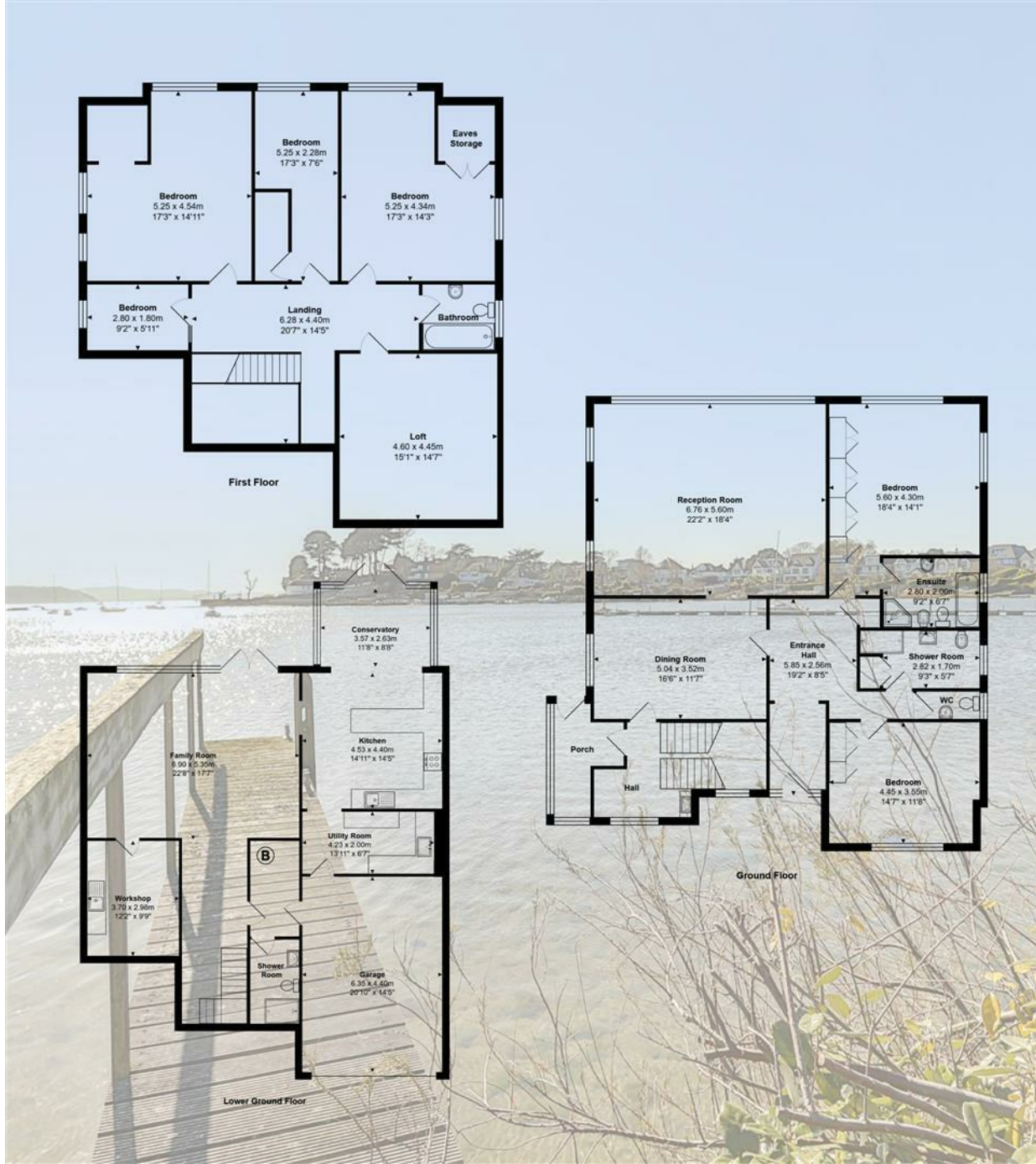
Located in the very heart of Lilliput, the property enjoys a short, level walk to a delightful range of local amenities including a small supermarket, stylish cafés and restaurants, a hairdresser, bike and surf shops and an award-winning patisserie. Boating enthusiasts will delight in the proximity to Parkstone Bay Marina and the renowned Parkstone Golf Club and Blue Flag beaches of Sandbanks are also nearby.

AT A GLANCE

Guide Price:	£2,000,000
Tenure:	Freehold
Stamp Duty:	£153,750 Main home
Local Authority:	BCP Council
Council Tax:	BCP £3774.63 Band G

KEY FEATURES

- Chain-free sale
- Over 4,200 sq ft of versatile accommodation
- Large plot with space for multiple vehicles and boats
- Two spacious reception rooms with direct water views
- Six bedrooms, four bathrooms, conservatory & utility room
- Private jetty and beautifully landscaped south-facing garden
- Uninterrupted views across Poole Harbour to Brownsea Island
- Integral garage, workshop and large loft with development potential (STPP)
- Minutes from Parkstone Bay Marina, Sandbanks beaches and Parkstone Golf Club



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