



*Guide Price £1,250,000*

21 Blake Hill Crescent, Lilliput, Poole, Dorset, BH14 8QW



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**\*\* STUNNING LOCATION \*\***A FOUR bedroom CHARACTER detached family home situated within a POPULAR RESIDENTIAL location. The property boasts EXCELLENT ACCOMMODATION arranged over two floors having been recently refurbished by the current owners and benefits from PLANNING PERMISSION to extend and remodel. Lilliput and Baden Powell school catchment.

- THREE DOUBLE BEDROOMS
- SUNNY LARGE REAR GARDEN
- LILLIPUT AND BADEN POWELL CATCHMENT
- WELL PRESENTED THROUGHOUT
- LOUNGE AND SEPARATE DINING ROOM
- STUDY
- CHARACTER PROPERTY
- PERMISSION TO EXTEND FOR GARGAGE AND FOURTH BEDROOM

Local Authority BCP, Tax Band G, Tenure: Freehold



## *Location*

The property is located in the heart of Lilliput and close to the local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, off-licence, restaurants & cafes including an award winning patisserie and delicious Thai restaurant.

Close by is the renowned Salterns Marina offering superb boating facilities, the prestigious Parkstone Golf club and the Blue Flag beaches of Sandbanks. At the end of 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, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

## *Property Comprises*

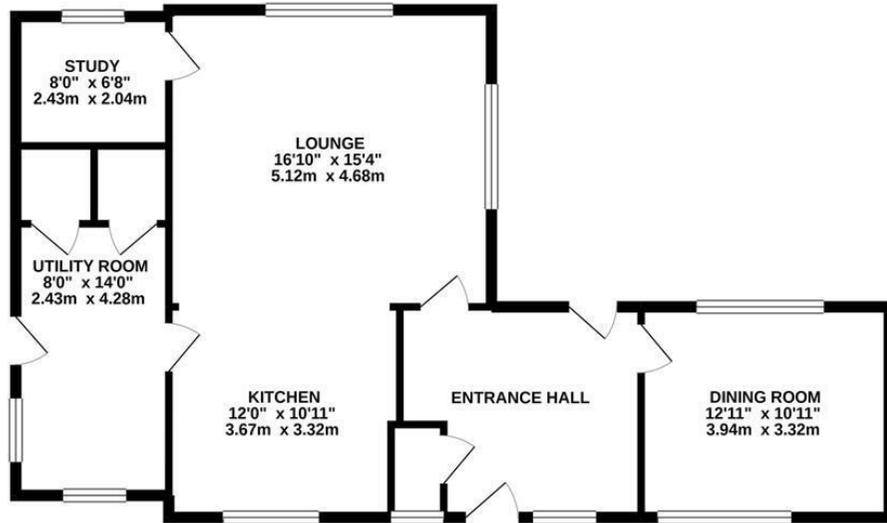
A delightful character family house situated within one of the areas preferred locations. The house retains many of its original features with stone lintels and stunning fireplace. The extensive living accommodation consists of a modern open plan kitchen living space, separate dining room and a separate study. On the first floor are 3 double bedrooms, master bedroom with modernised ensuite bathroom and fully marble tiled separate family bathroom. The rear garden is extensive with a large patio to immediate rear, irrigation system with a further patio located at the bottom of the garden. The property has the benefit of approved planning permission for an extensive refurbishment which would enhance the value of the property substantially.



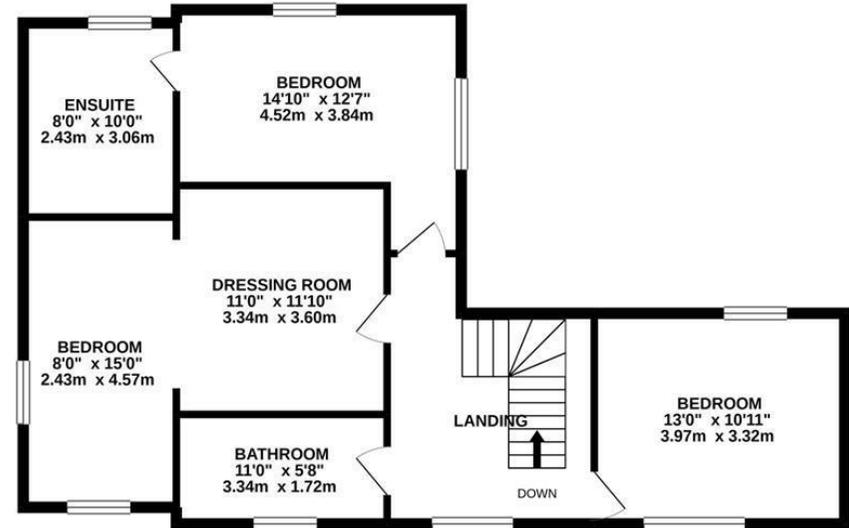




**GROUND FLOOR**  
958 sq.ft. (89.0 sq.m.) approx.



**1ST FLOOR**  
850 sq.ft. (79.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1808 sq.ft. (168.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

