



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.



FLOOR 1

LIVING ROOM
 12'0" x 19'3"
 3.66 m x 5.88 m

DINING ROOM
 15'9" x 14'1"
 4.80 m x 4.30 m

KITCHEN
 11'4" x 15'6"
 3.46 m x 4.72 m

FOYER
 6'7" x 12'8"
 2.00 m x 3.85 m

HALL
 7'4" x 3'0"
 2.24 m x 0.90 m

BATH
 2'7" x 5'11"
 0.78 m x 1.82 m

FLOOR 2

3.08 m x 2.31 m
10'1" x 7'7"
BEDROOM

3.72 m x 4.51 m
12'3" x 14'10"
PRIMARY BEDROOM

5'4" x 16'9"
1.61 m x 5.11 m
HALL

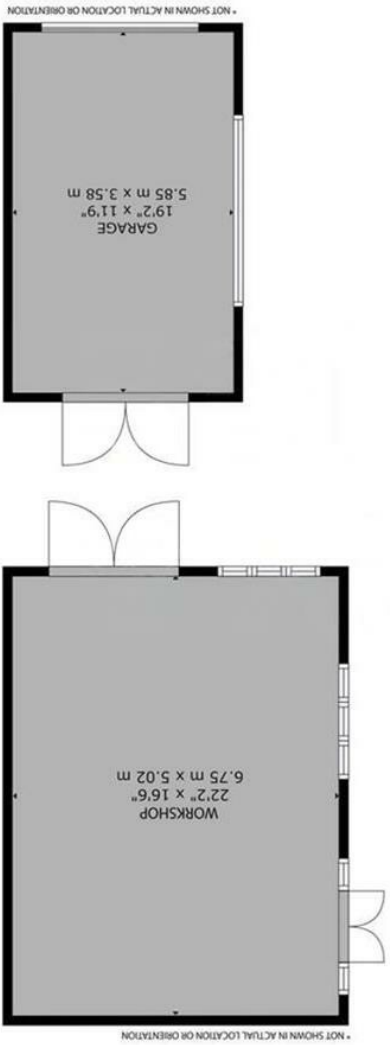
3.71 m x 3.73 m
12'2" x 12'3"
BEDROOM

6'9" x 8'5"
2.06 m x 2.55 m
BATH

3.08 m x 2.04 m
10'1" x 6'8"
BEDROOM

1,000 sq. ft.
(93 sq. m)

GROSS INTERNAL AREA
HOUSE: FLOOR 1: 769 sq. ft., 71 m², FLOOR 2: 662 sq. ft., 61 m², TOTAL: 1430 sq. ft., 133 m²



Energy Efficiency Rating	
Energy Efficiency Rating A (92-100) B (81-91) C (69-80) D (54-68) E (49-53) F (44-48) G (39-43) Fewer energy efficient - lower running costs More energy efficient - higher running costs	England & Wales EU Directive 2002/91/EC
Current	Targeted

Environmental Impact (CO ₂ Rating)	
Climate	Transport
Big environmentally friendly - lower CO₂ emissions Not environmentally friendly - higher CO₂ emissions England & Wales EU Directive 2002/19/EC	

All room dimensions given above are approximate measurements

- These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
- Their accuracy is not guaranteed and neither Key View nor Diamond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
- The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.