



2 PARTRIDGE WALK LILLIPUT, POOLE, BH14 8HL
GUIDE PRICE £2,450,000



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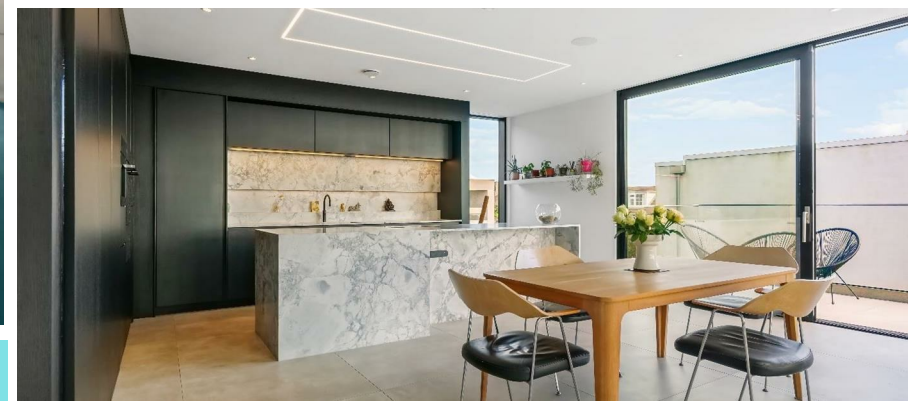
- Architect-designed home by internationally renowned Magnus Ström
- Approximately 3,450 sq ft of contemporary living space over three floors
- Four spacious bedrooms and four beautifully appointed bathrooms
- Advanced, energy-efficient design by Kubö Developments achieving A+++ EPC rating
- Elevated position with far-reaching views across Poole Harbour
- Impressive open-plan living areas with exceptional natural light
- Private wellness suite with 15m indoor pool, steam room and gym
- Large integral garage with secure off-road parking in a quiet Lilliput location

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Extending to approximately 3,450sqft across three beautifully considered floors, the house has been designed to celebrate volume and natural light. Expansive glazing draws sunlight deep into the interiors, while framing captivating south-westerly views across Poole Harbour. Natural light is a defining feature, enhancing the sense of space across the principal living areas.

At its heart lies an impressive open-plan living environment, perfectly suited to both everyday living and entertaining. Clean architectural detailing is softened by warm textures and a carefully curated palette, resulting in spaces that feel both sophisticated and welcoming. The kitchen is by SieMatic, showcasing exceptional quality and complemented by elegant natural stone worktops and integrated Miele appliances. A Quooker tap provides filtered, sparkling and boiling water, while the Bora hob features integrated extraction to maintain clean lines and uninterrupted views.





Wellbeing is seamlessly integrated into the home, most notably within the private wellness suite. Here, a 15-metre indoor pool, steam room, and gym area provide a calm, restorative retreat—bringing a sense of spa-like luxury to daily life.

Accommodation comprises four bedrooms and four bathrooms, alongside a large integral garage and secure off-road parking. Despite its peaceful setting, the property remains conveniently close to local amenities and the shoreline.

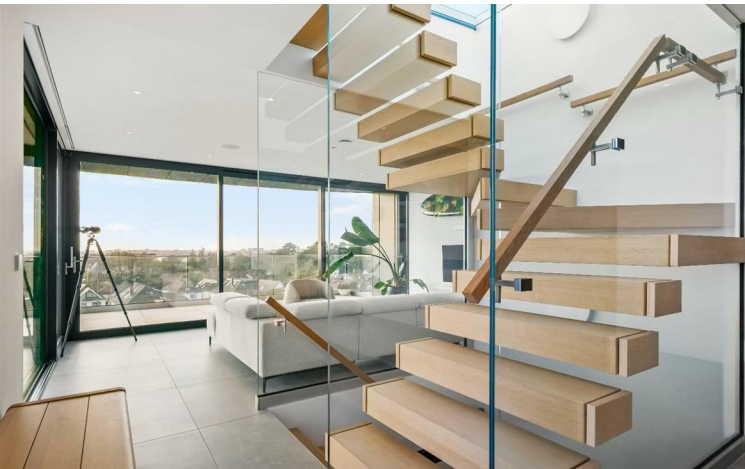


Delivered by Kubö Developments, the house also sets a benchmark for sustainable living. Advanced systems and intelligent design combine to achieve a remarkable A+++ EPC rating, placing it among the most energy-efficient homes in the country. Lilliput is one of Poole’s most desirable residential enclaves, ideally positioned between Poole and Bournemouth. At its heart is Lilliput village, a popular and convenient hub offering a range of everyday amenities including independent cafés, restaurants, a well-stocked convenience store, bakery, and health and beauty services—all within easy reach of the property. The renowned peninsula of Sandbanks is just a short walk or drive away, celebrated for its award-winning Blue Flag beaches and outstanding natural beauty. The area is also home to the Sandbanks Yacht Company and Rick Stein Sandbanks. The Sandbanks chain ferry provides a direct link to Studland Bay and the Isle of Purbeck, offering access to the spectacular Jurassic Coast, a UNESCO World Heritage Site.

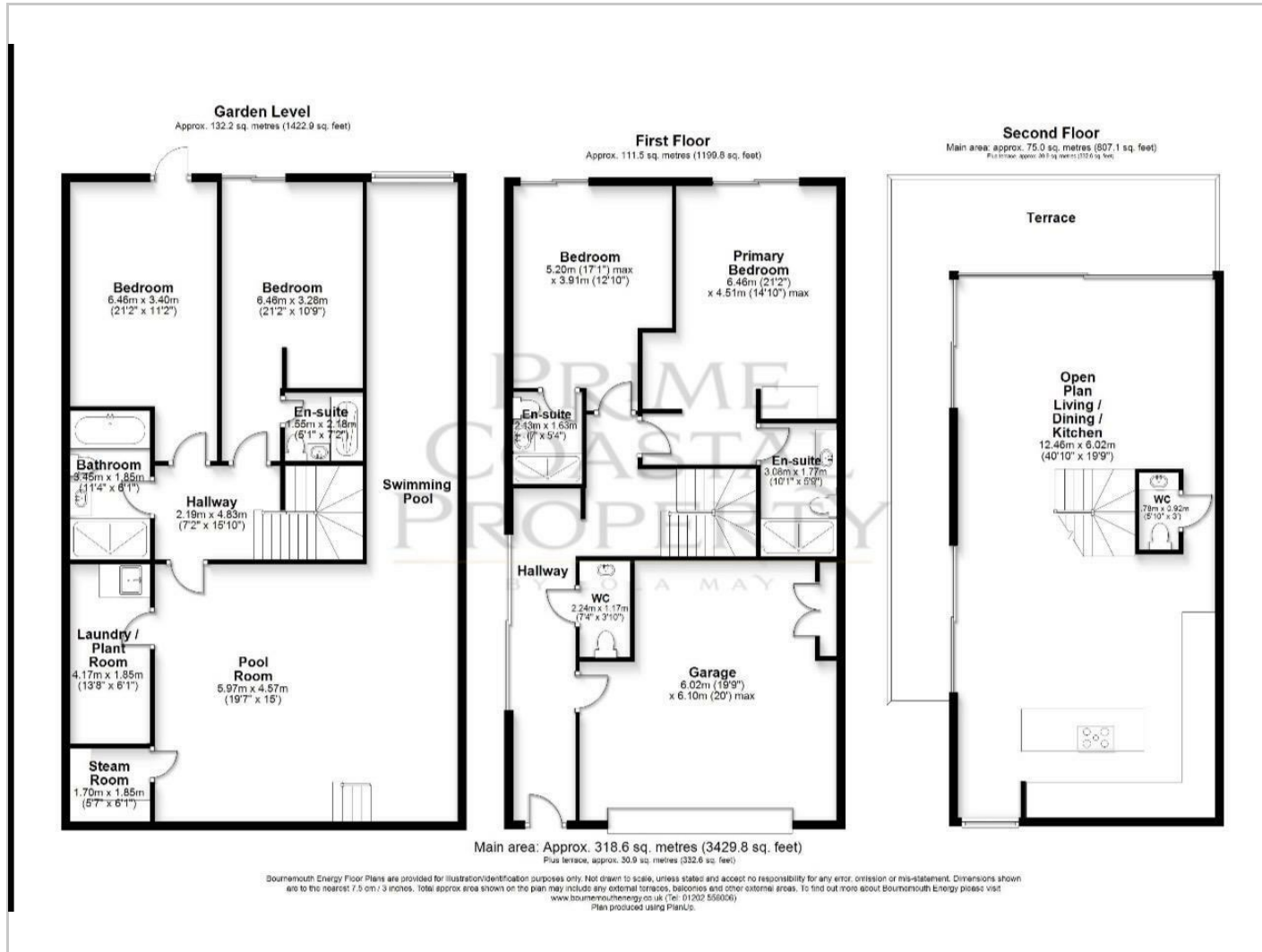
From nearby Poole Harbour—the largest natural harbour in Europe—regular ferries run to Brownsea Island and the coastal town of Swanage, both ideal for day trips. The area offers an exceptional coastal lifestyle, with extensive opportunities for sailing, paddleboarding, windsurfing and golf. Sunseeker has its flagship base in Poole, while the prestigious Parkstone Golf Club is just a short distance away. There is an excellent choice of schooling locally, with several popular schools a short walk away. For travel, Bournemouth Airport is approximately 10 miles away, while mainline rail services from Branksome railway station and Poole provide direct routes to London Waterloo in around two hours. The nearby A338 and M27/M3 offer convenient road links to Southampton, Winchester and London.

Approximate distances from 2 Partridge Walk:

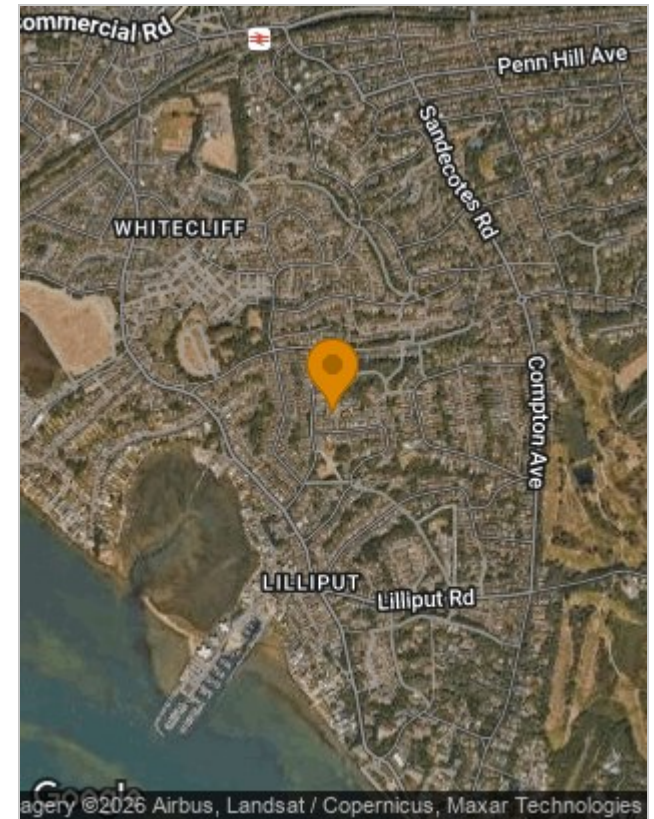
- Lilliput village – 0.5 miles
- Canford Cliffs village – 0.8 miles
- Sandbanks Beach – 1.5 miles
- Poole Harbour shoreline – 0.3 miles
- Parkstone Golf Club – 2 miles
- Bournemouth town centre – 4 miles
- Bournemouth Airport – 10 miles
- London – 110 miles (approx. 2 hours by train) - All distances and times are approximate.



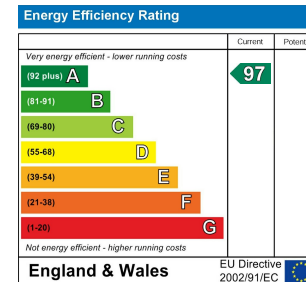
FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Please note that some images may be zoomed in.