

PS

40 Elgin Road, Poole - BH14 8QX

£1,250,000



# 40 Elgin Road

Lilliput, Poole

**Currently under construction with completion due for early 2026.**

A fantastic opportunity to purchase off plan home in one of Lilliput's premier locations, under construction by respected Grennall Developments. This beautifully crafted residence boasts accommodation extending to 1750 sq. ft over two floors to include 4 bedrooms, 2 bath one ensuite. This unique home is ideal as a full-time residence or a secure lock-up-and-leave retreat. Situated in one of Lilliput's most prestigious roads, this exceptional property combines timeless architectural and styling with high-specification contemporary living. Boasting views over Poole harbour from the upper terrace this property has been thoughtfully designed with meticulous attention to detail.

- Harbour views
- Exciting opportunity to purchase off plan
- Impressive open plan kitchen, dinner and living room
- Utility room
- Separate living room
- Four spacious bedrooms, one ensuite
- Luxurious finishes including underfloor heating
- An array of private outdoor spaces
- Gated driveway providing ample off road parking
- Quiet cul de sac location
- Close to amenities including Parkstone Marina and Lilliput Village
- Catchment of both Lilliput and Baden Powell schools
- Circa 1750 sq.ft over two floors
- EPC Rating: C



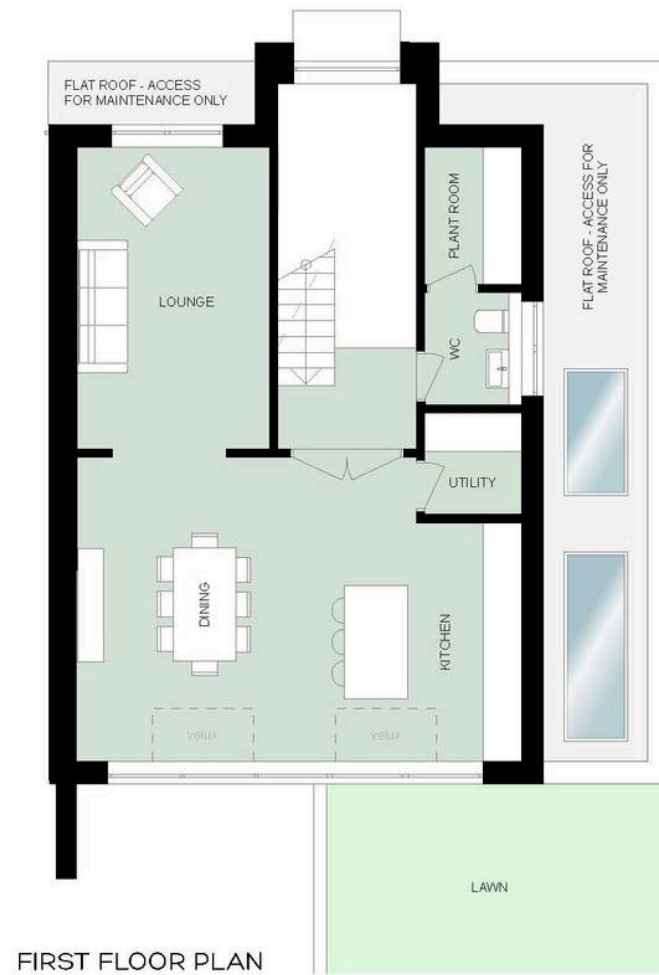
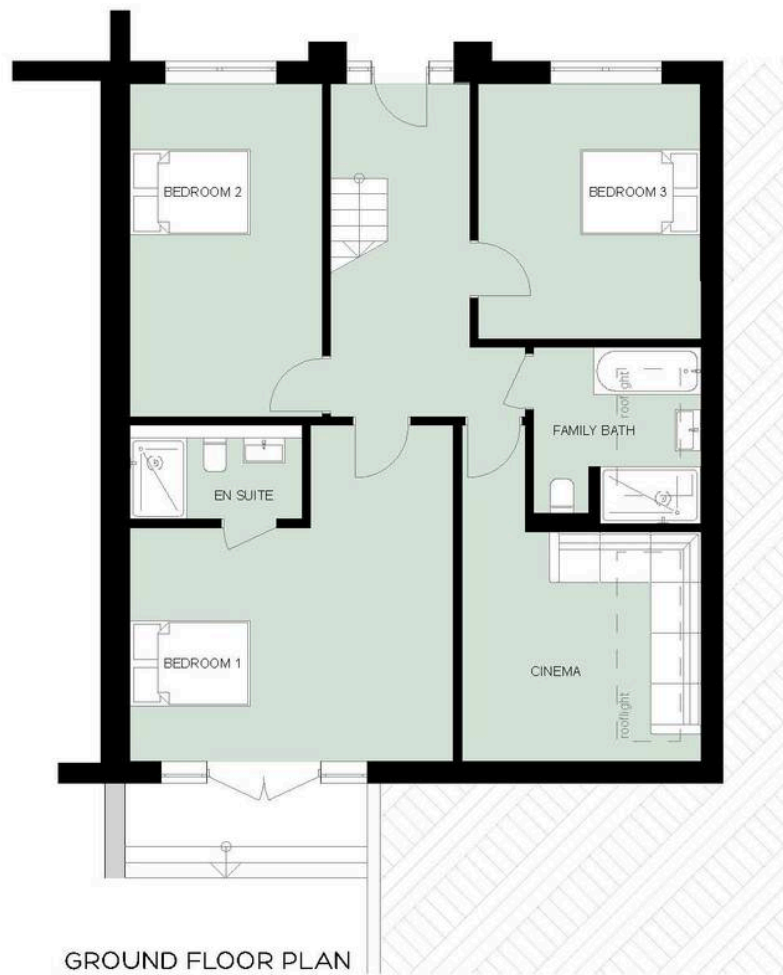
Set behind secure gates the extensive drive way leads to this impressive home. The ground floor offers a welcoming hallway leading to four spacious double bedrooms. The standout principal suite includes a high-end en-suite with walk-in shower, and French doors opening onto a private courtyard terrace. The remaining bedrooms are equally well-appointed and share a family bathroom complete with both a bath and walk-in shower, with the option for fitted wardrobes. The finishes throughout include fluted oak vanity units, brushed black fittings, LED mirrors, and quality flooring.

The bespoke staircase leads to a stunning open-plan kitchen, dining, and living area flooded with natural light from floor-to-ceiling with bi-fold doors, connecting seamlessly to the landscaped rear terrace with views over Poole harbour, offering the perfect indoor-outdoor lifestyle, pocket doors lead to a separate living room/snug. In addition there is cloakroom and utility room on this level.

Additional features include underfloor heating, bespoke lighting, and high quality fixtures and fittings throughout. Externally, the property is approached via a gated entrance, leading to a sweeping driveway providing ample off road parking. With an array of outside areas, thoughtfully landscaped at both the front and rear offering opportunities to enjoy both sunbathing and entertaining at various times of the day.

Perfectly positioned for a relaxed coastal lifestyle, this exceptional home is just 650 metres from the vibrant amenities of Lilliput Village, where you'll find a range of popular cafés, restaurants, and local conveniences. Less than a mile in distance is the world-renowned Blue Flag beaches of Sandbanks, offering pristine golden sands and watersports right on your doorstep. Salterns Marina, one of the South Coast's most prestigious marinas, is just moments away. The property lies within the catchment for highly regarded local schools including Lilliput Infant and Baden Powell Junior, making it a strong option for families. Excellent transport links make commuting effortless, with Parkstone and Branksome train stations nearby, offering direct services to London Waterloo in approximately two hours.





# Philippa Sole Ltd

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