

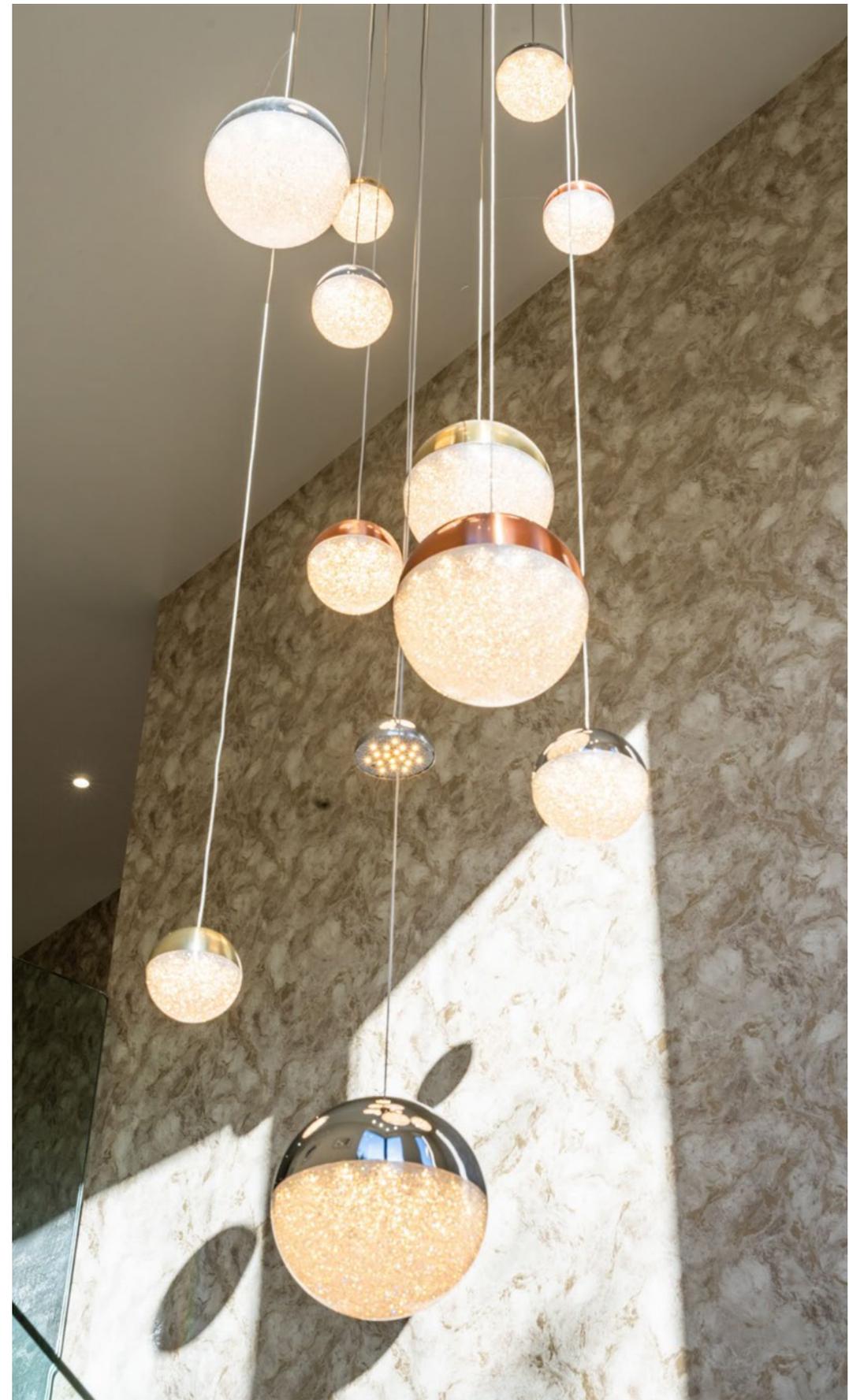
Luxury+Prestige

# PREMIER HOUSE

29A BLAKE HILL CRESCENT, LILLIPUT, POOLE, BH14 8QW

















# TAKE A STEP INSIDE



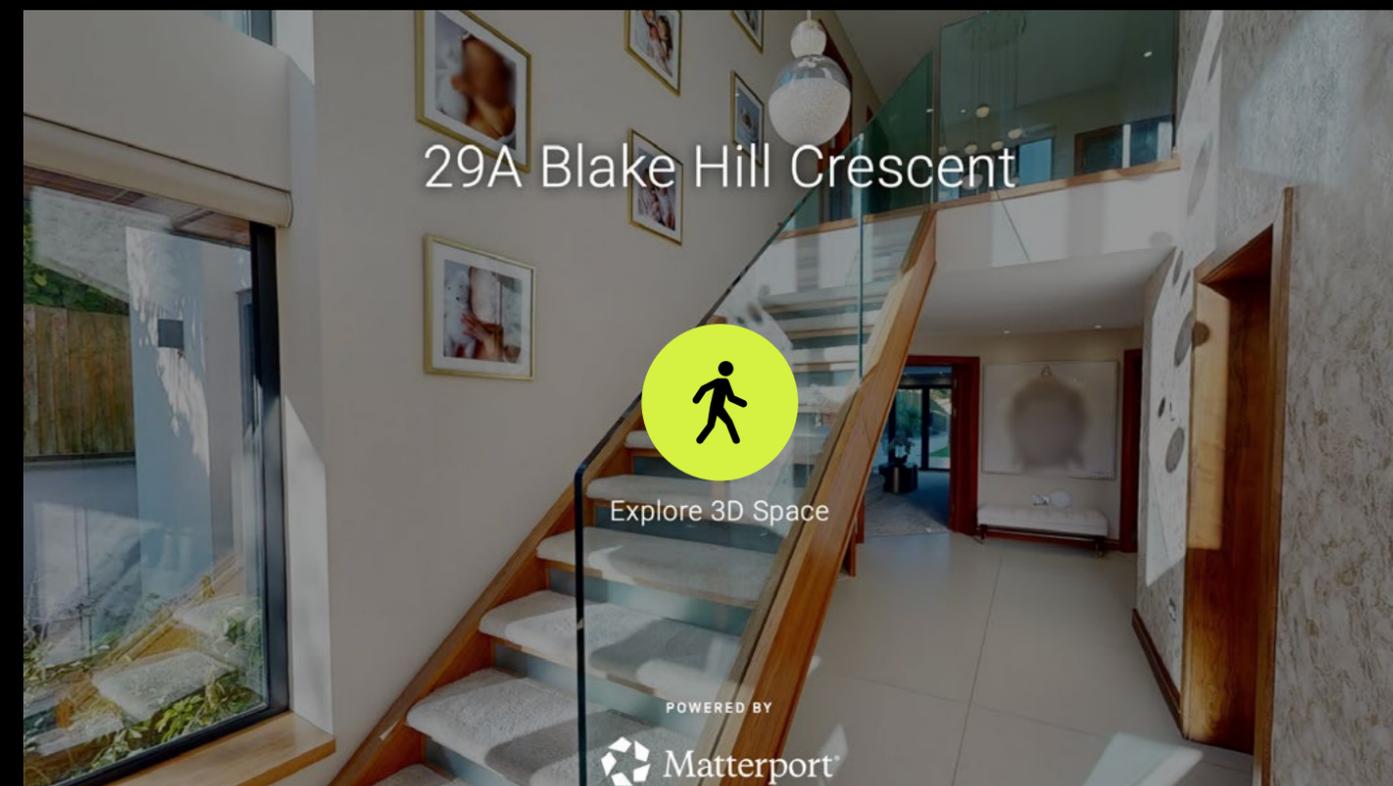
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.



## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



# Floorplan

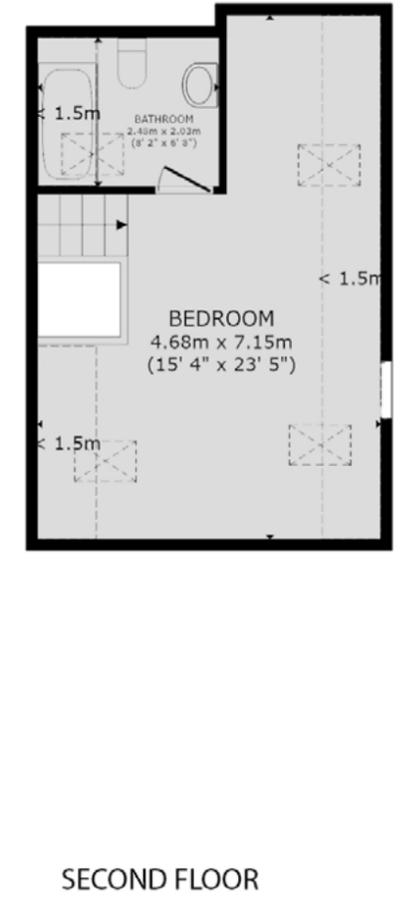
Premier House, 29A Blake Hill Crescent  
Lilliput, Poole, BH14 8QW

## GROSS INTERNAL AREA

### House:

Ground Floor: 1,440 sq. ft / 134 m<sup>2</sup>  
 First Floor: 1,527 sq. ft / 142 m<sup>2</sup>  
 Second Floor: 250 sq. ft / 23 m<sup>2</sup>  
 Storage: 101 sq. ft / 9 m<sup>2</sup>  
**Total: 3,318 sq. ft / 308 m<sup>2</sup>**

Sizes and dimensions are approximate, actual may vary.



# Summary

**Premier House is located in an exclusive road where some of the best houses in Lilliput can be found.**

With built form extending to circa 3,300 sq ft it offers the luxury of space although it has been the subject of an extensive program of works including programmable lightning and home automation by Control 4 and improvements by the current owners.

There is a total of four generous bedrooms and bathrooms and the opulent principal suite even includes a walk-in closet. The first floor study could double up as a potential bedroom five and adds to the flexible layout.

Downstairs there is a choice of receptions, a home office and a simply stunning contemporary kitchen diner complete with centre island and banquette seating for up to eight people. This especially impressive room connects to the rear garden and private sun terrace via large format bifold doors. Level gardens with a large lawn are rare in the area so this is a stand out feature.

In addition to the outdoor living space on the terrace there is a specially constructed garden room which is fitted out as a private cinema and / or entertaining space. The photographs of the interior paint a picture of the exceptional standard of interior design throughout.

# Details

**Guide Price:** £1,995,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £153,150\*\*  
Additional Home £252,900\*\*

\*\* based on guide price

**Local Authority:** BCP Council

**Council Tax:** Band G  
2025/2026 £3,758.23pa\*\*\*

\*\*\* Amount shown is for a main home, please seek advice for additional home.

**Services:** Mains gas, electricity, water and drainage

# Key features

- + **Prestigious location**
- + **Main accommodation over two floors**
- + **Beautiful reception hall**
- + **Stunning interior**
- + **Five bedrooms**
- + **Ideal for entertaining**
- + **Choice of receptions**
- + **Contemporary kitchen with centre island & banquette seating**
- + **Wonderful level garden**
- + **Garden studio / cinema**

# Our team



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