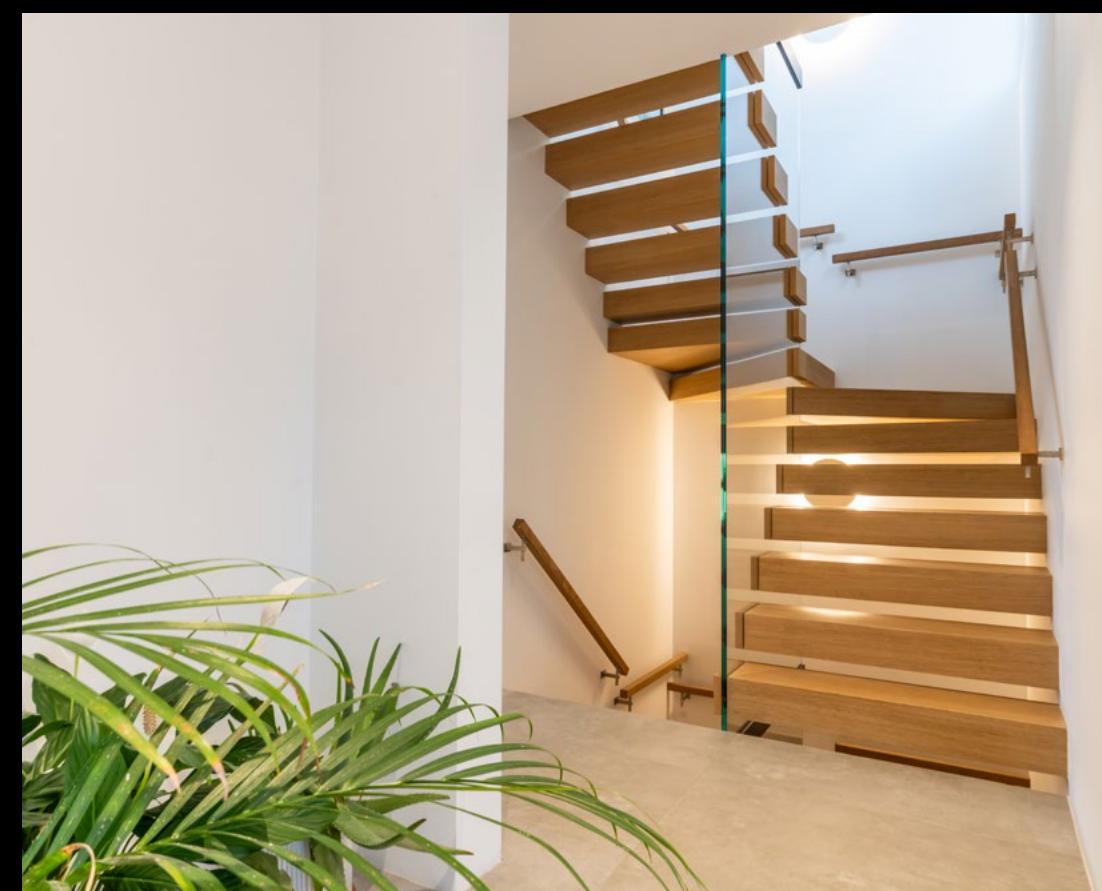


Luxury+Prestige

# 2 PARTRIDGE WALK

LILLIPUT, POOLE, BH14 8HL

















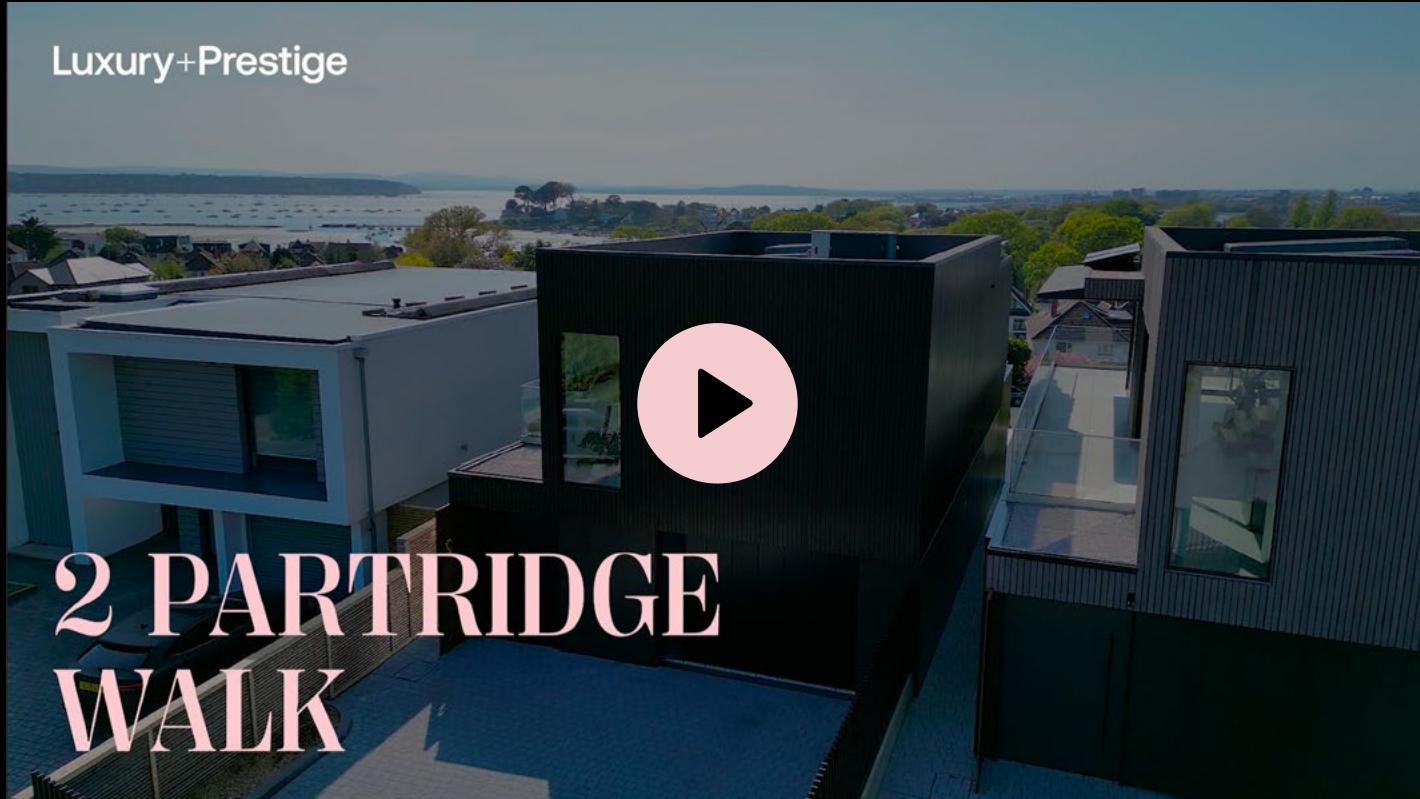








# TAKE A STEP INSIDE



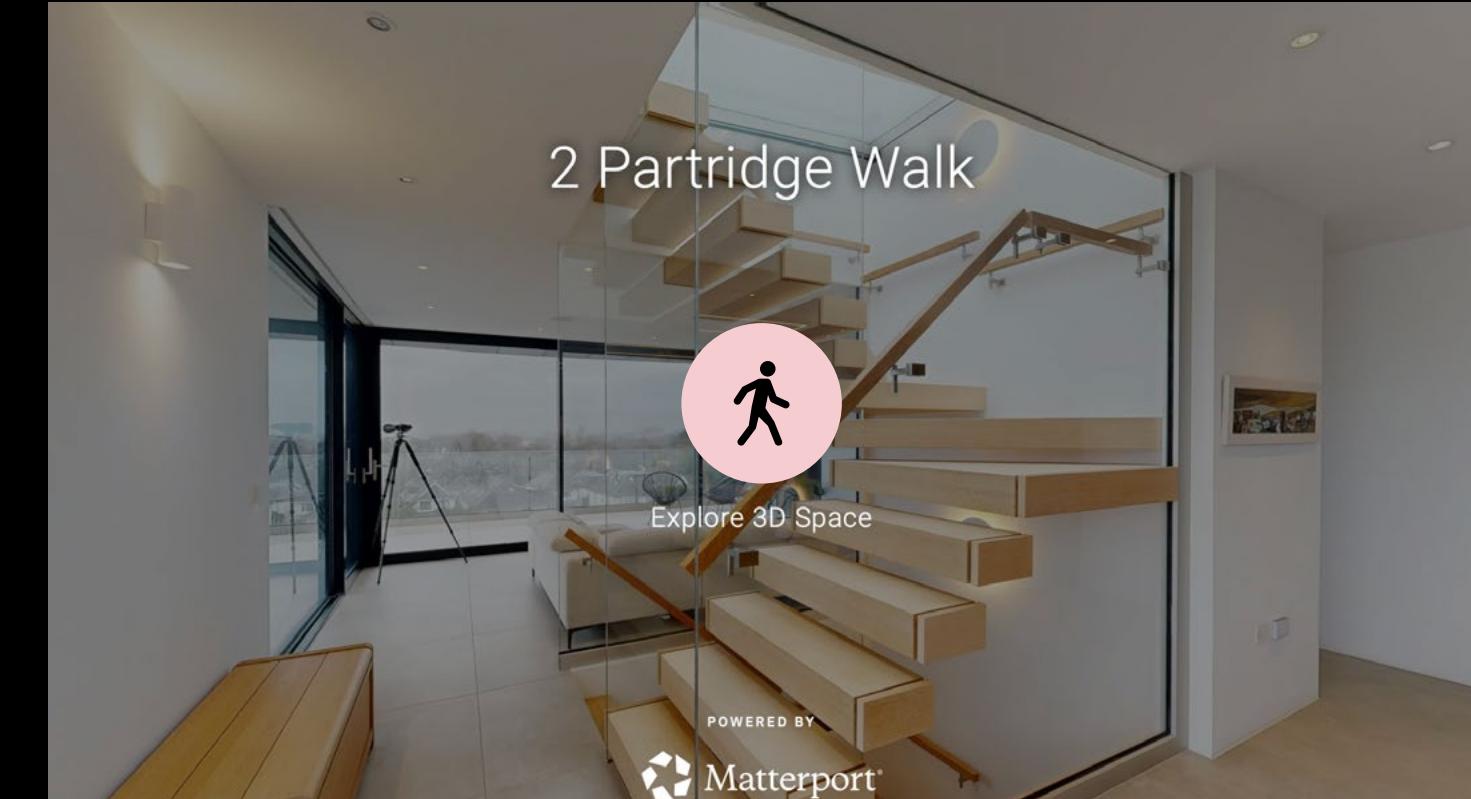
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



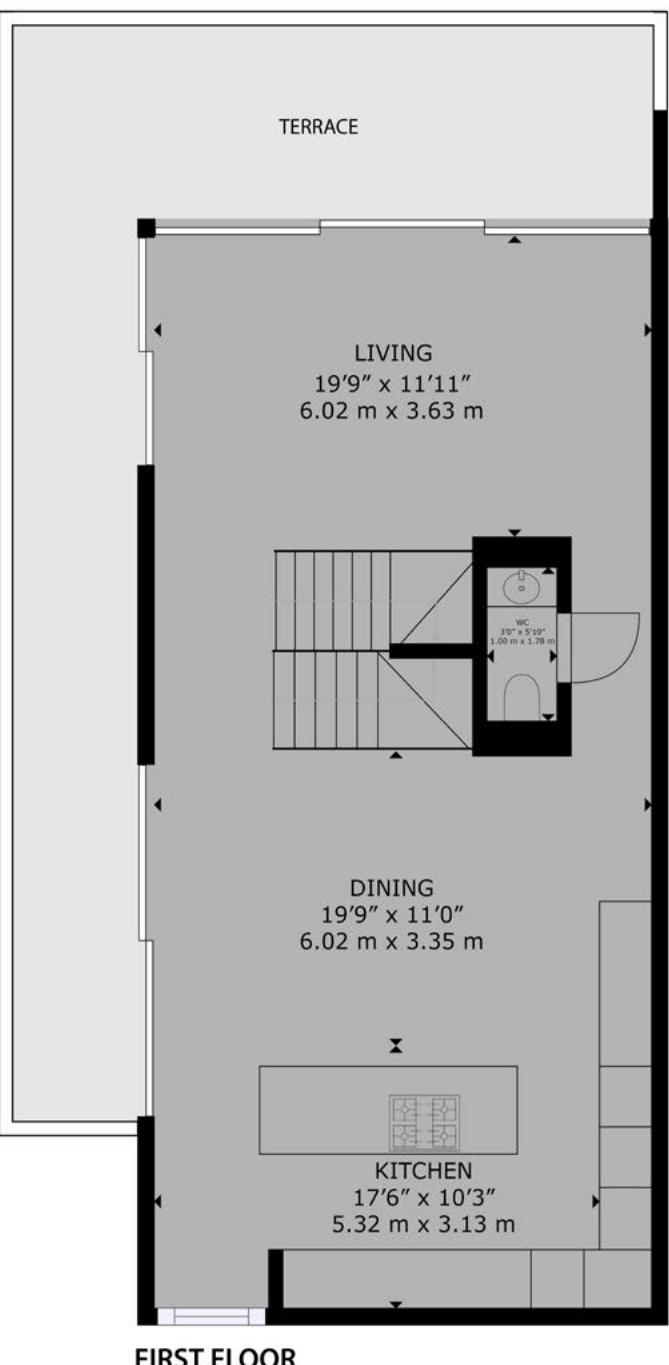
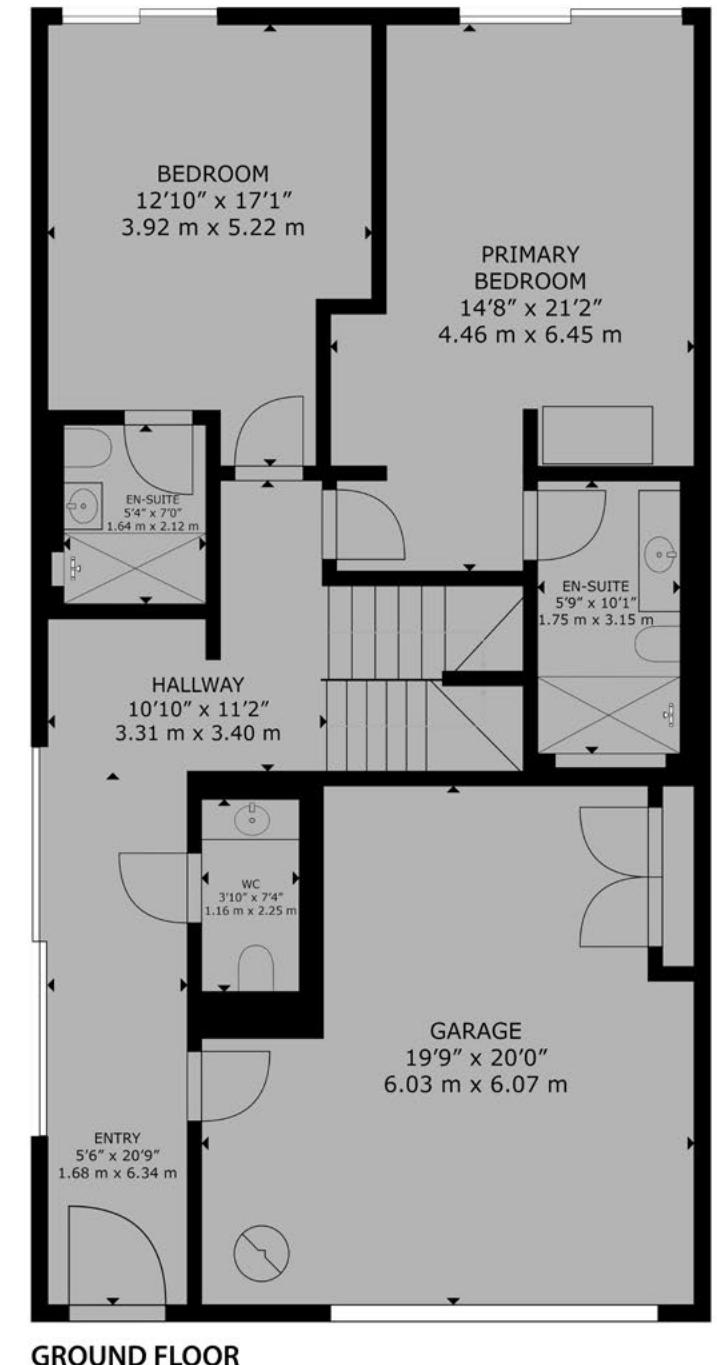
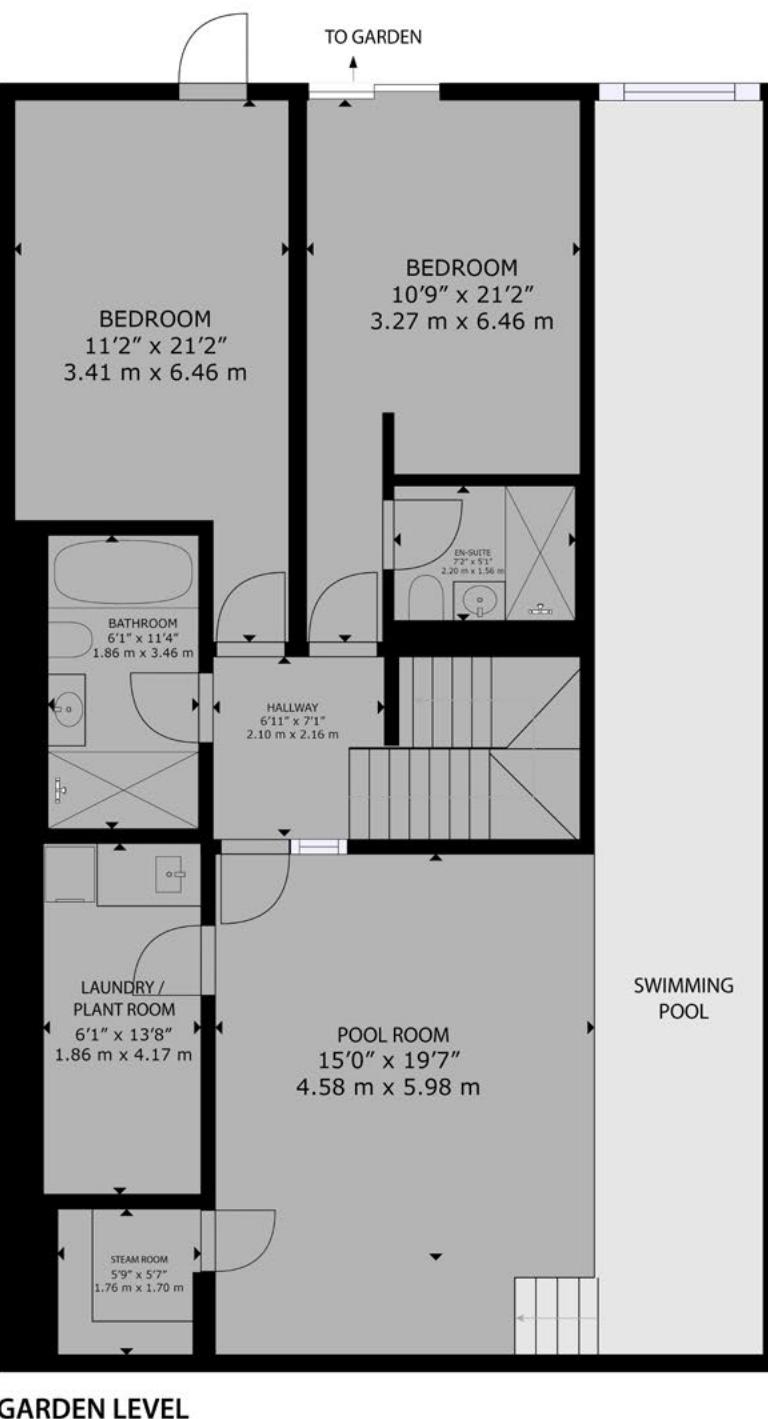
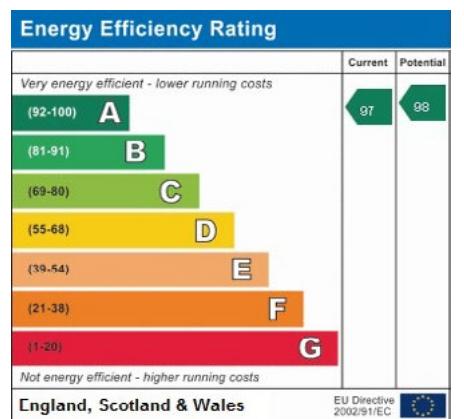
# Floorplan

## 2 Partridge Walk Lilliput, Poole, BH14 8HL

### GROSS INTERNAL AREA

**House:**  
Garden Level: 1,420 sq. ft / 132 m<sup>2</sup>  
Ground Floor: 1,221 sq. ft / 112 m<sup>2</sup>  
First Floor: 808 sq. ft / 75 m<sup>2</sup>  
**Total:** 3,499 sq. ft / 319 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

**A truly outstanding new contemporary home, designed by world renowned architect Magnus Ström, Ström Architects.**

Located in a quiet elevated position in Lilliput, revealing outstanding south westerly views over Poole Harbour and beyond. Kubö Developments are ground breaking market leaders in the construction of sustainable homes. Utilising state-of-the-art technology which boasts outstanding energy efficiency, placing the dwelling in the top one percent of housing achieving, A+++ Energy Performance banding.

The house covers approximately 3,450 square feet of well-planned accommodation over three floors incorporating a fifteen metre indoor swimming pool. The impressive specification includes: Daikin Heat Pump, Dantherm Calorex air handling unit for pool dehumidification, Zehnder total house MVHR, Loxone 'Smart Home' automation encompassing intuitive lighting control, multiroom audio, heating, security, shading and energy management, 5kW solar array for micro-generation & GivEnergy 16.4kW in-house battery storage.

# Details

Guide Price:	£2,450,000
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 £207,750** Additional Home £330,250** ** 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

- + **Stunning contemporary home**
- + **Designed by international award winning architect, Magnus Ström**
- + **Extends to nearly 3,450 square feet**
- + **Four bedrooms, four bathrooms**
- + **Impressive living space**
- + **Beautiful views across Poole Harbour**
- + **Wellness suite complete with 15m indoor pool, steam room and gym area**
- + **Large integral garage and fully secure off-road parking**
- + **Incredibly rare A+++ EPC rating**
- + **Quiet location, close to amenities**

# Our team



**Steve Isaacs**  
Director

07970 878106  
[steve@luxuryandprestige.com](mailto:steve@luxuryandprestige.com)



**David Chissell**  
Director

07795 835647  
[david@luxuryandprestige.com](mailto:david@luxuryandprestige.com)



**Harriet Towning**  
Head of Sales

07809 908718  
[harriet@luxuryandprestige.com](mailto:harriet@luxuryandprestige.com)



**Adrianna Ciereszko**  
Photographer

01202 007373  
[adrianna@luxuryandprestige.com](mailto:adrianna@luxuryandprestige.com)



**Ryan Horan**  
Land & New Homes

07512 196688  
[ryan@luxuryandprestige.com](mailto:ryan@luxuryandprestige.com)



**Thomas Pownier**  
Residential Sales

07437 491094  
[tom@luxuryandprestige.com](mailto:tom@luxuryandprestige.com)



**Valentina Morana**  
Residential Sales

07366 799790  
[valentina@luxuryandprestige.com](mailto:valentina@luxuryandprestige.com)



**Joanne Bound**  
Search Agent

01202 007373  
[jbound@luxuryandprestige.com](mailto:jbound@luxuryandprestige.com)

# Get in touch

In person:

28A Haven Road  
Canford Cliffs  
Poole  
BH13 7LP

By phone:

01202 007373

By email:

[info@luxuryandprestige.com](mailto:info@luxuryandprestige.com)

Online:

[luxuryandprestige.com](http://luxuryandprestige.com)

Facebook:

[facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

Instagram:

[@luxuryprestigerealty](https://www.instagram.com/@luxuryprestigerealty)

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