

Luxury+Prestige

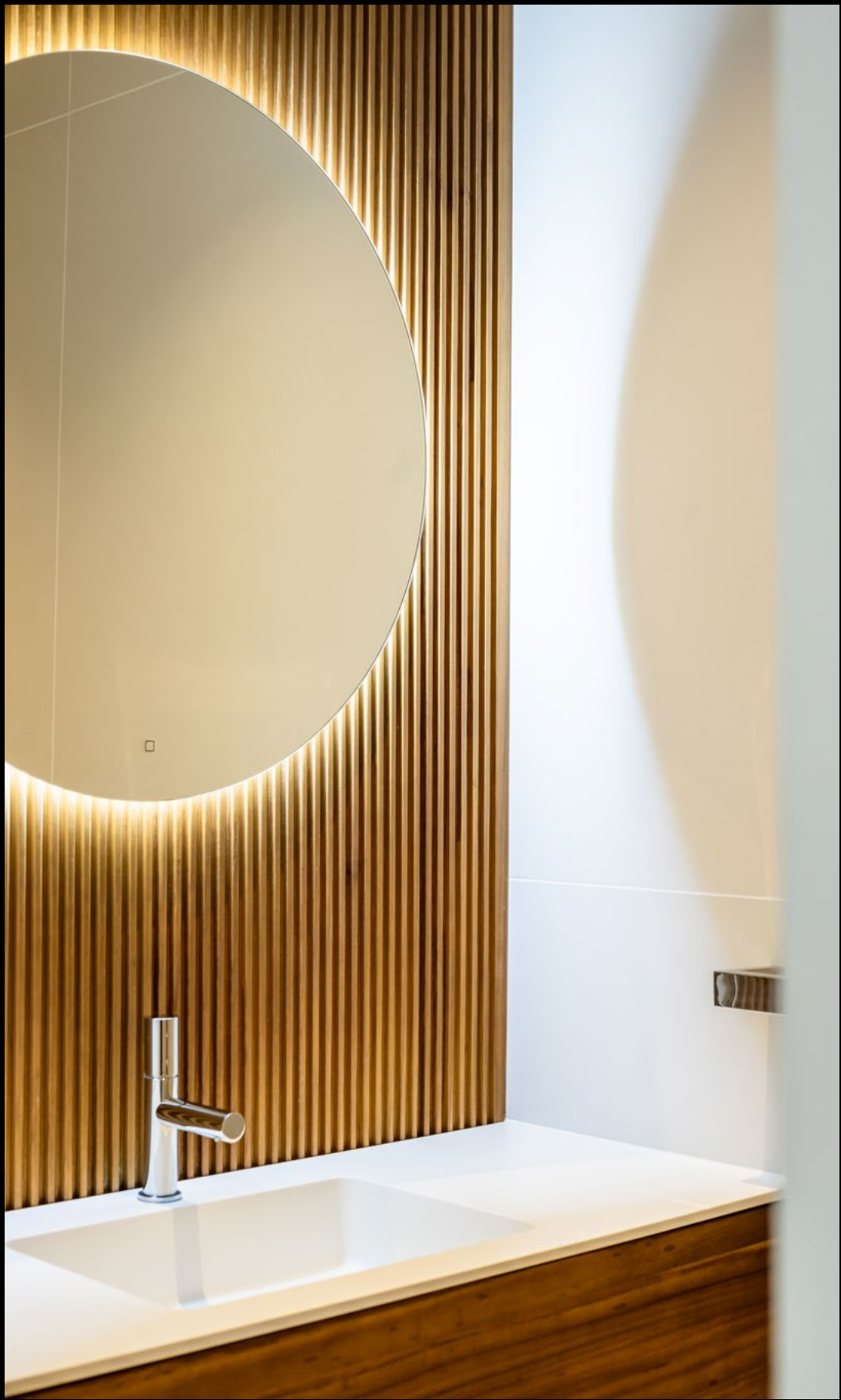
# 2 PARTRIDGE WALK

LILLIPUT, POOLE, BH14 8HL

















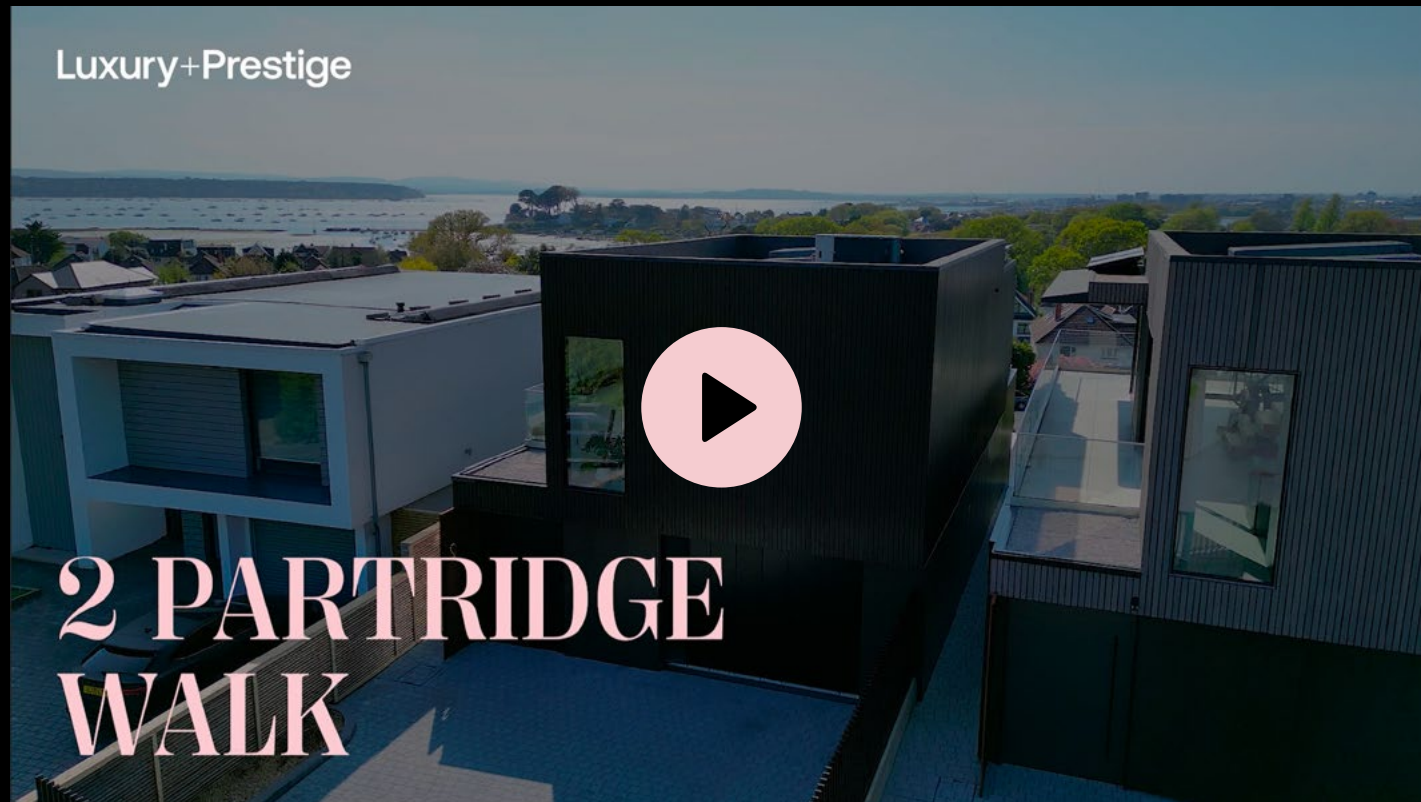








# TAKE A STEP INSIDE



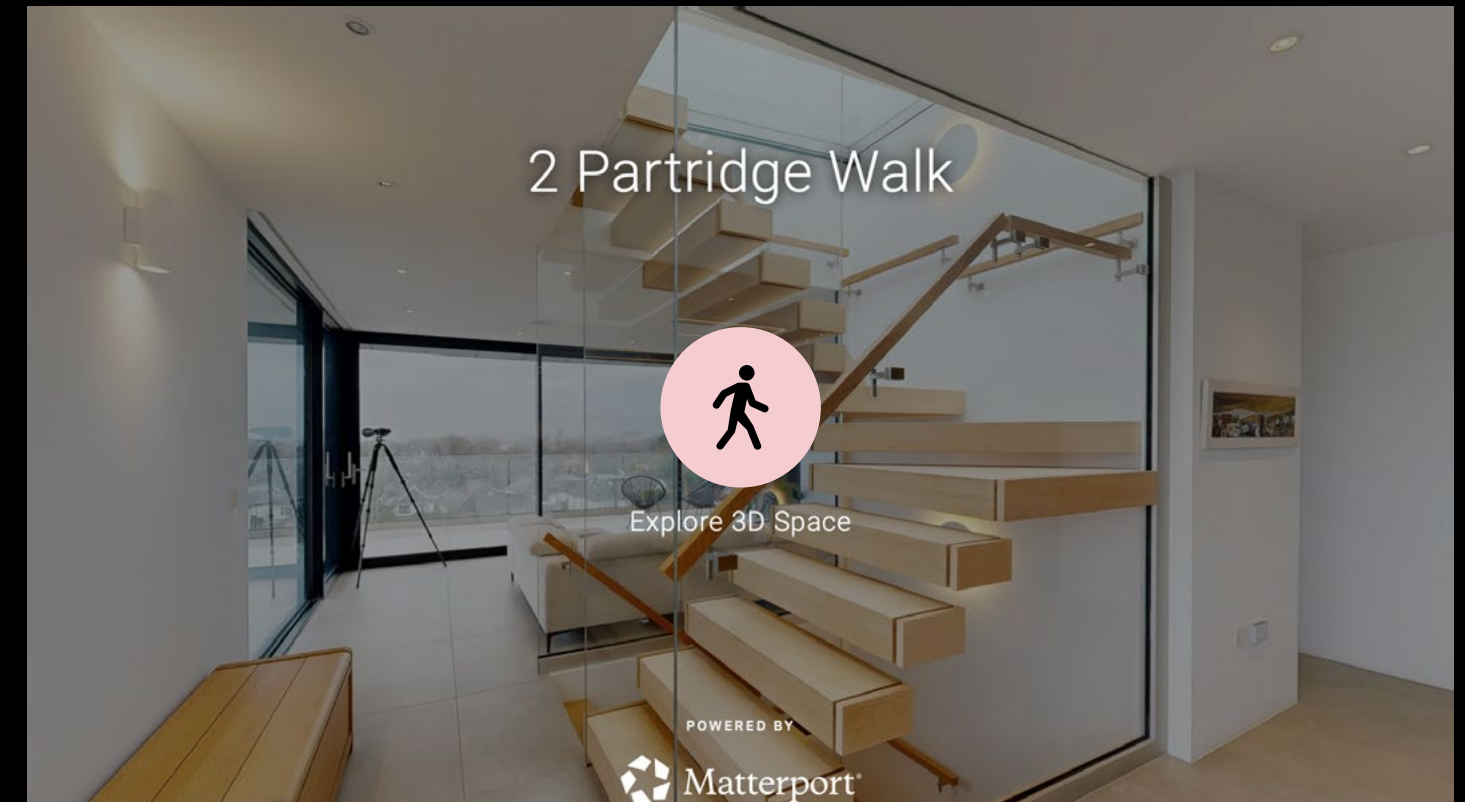
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



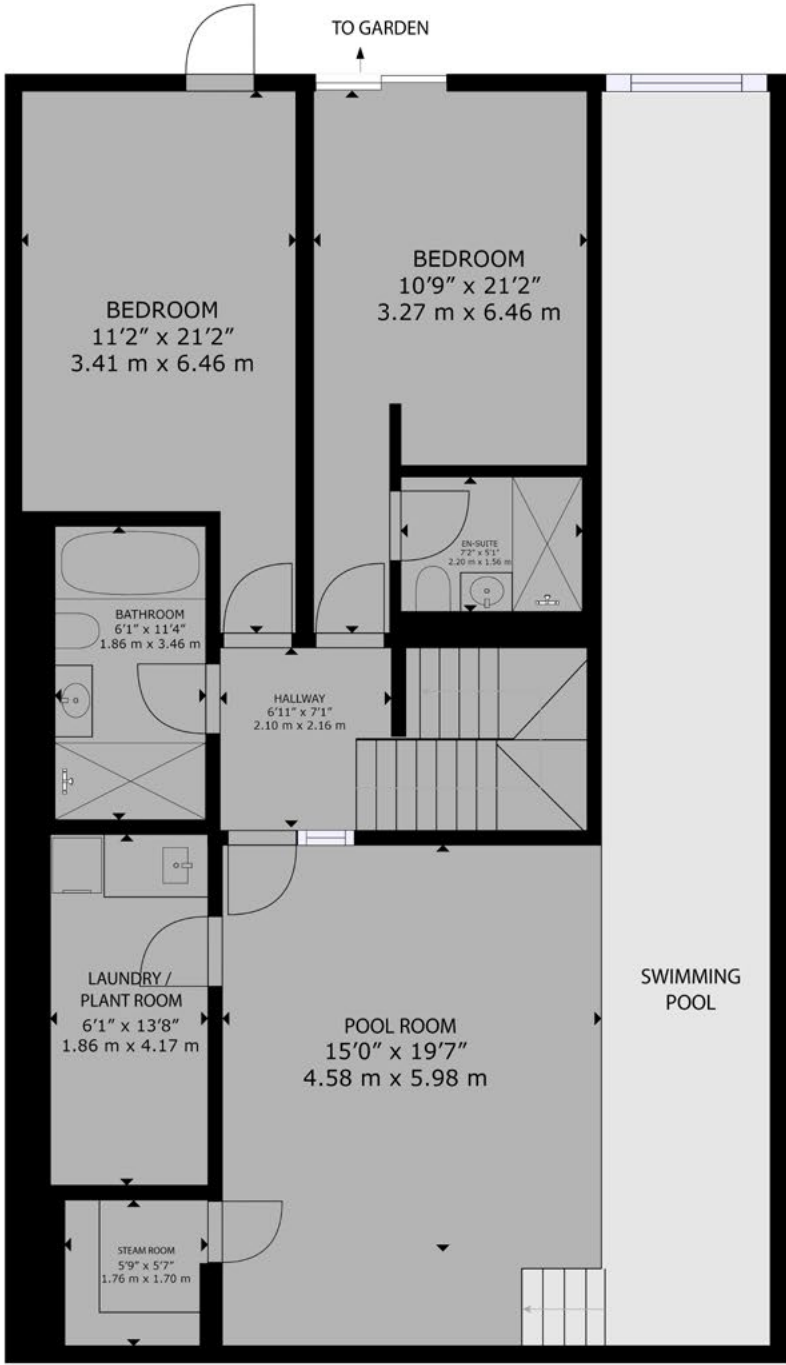
# Floorplan

2 Partridge Walk  
Lilliput, Poole, BH14 8HL

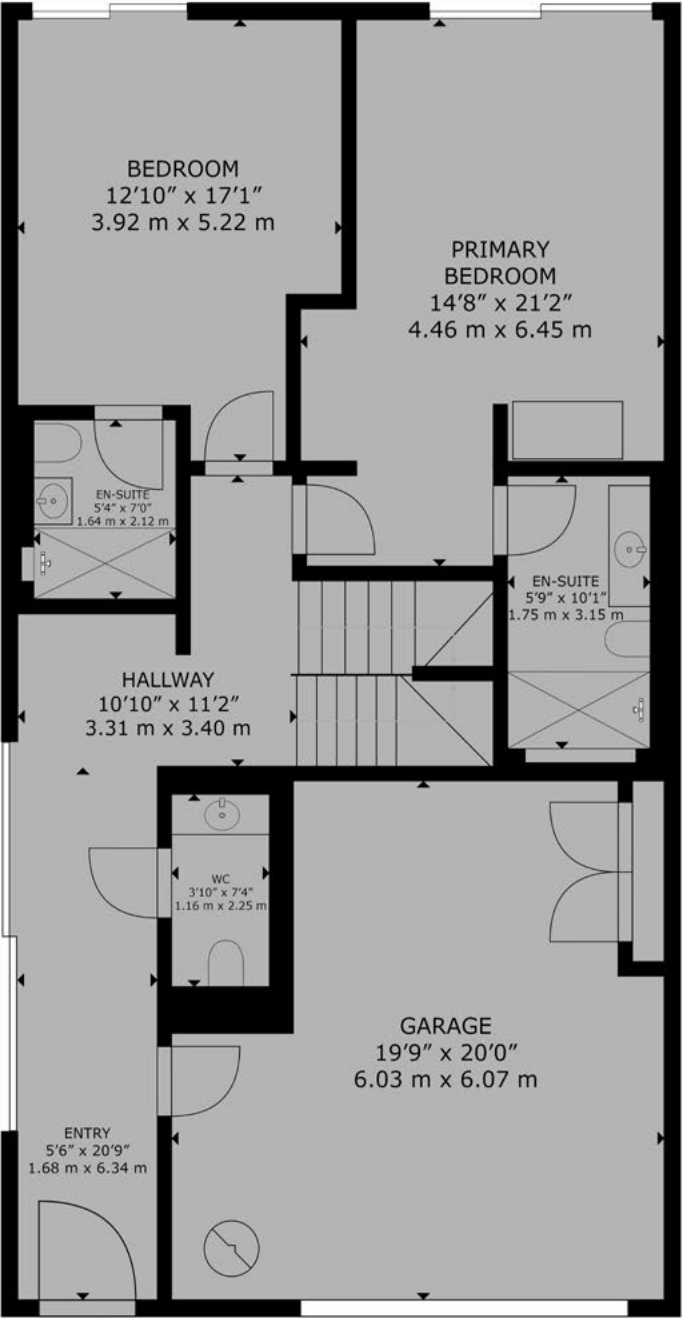
GROSS INTERNAL AREA

House:	
Garden Level:	1,420 sq. ft / 132 m²
Ground Floor:	1,221 sq. ft / 112 m²
First Floor:	808 sq. ft / 75 m²
Total:	3,499 sq. ft / 319 m²

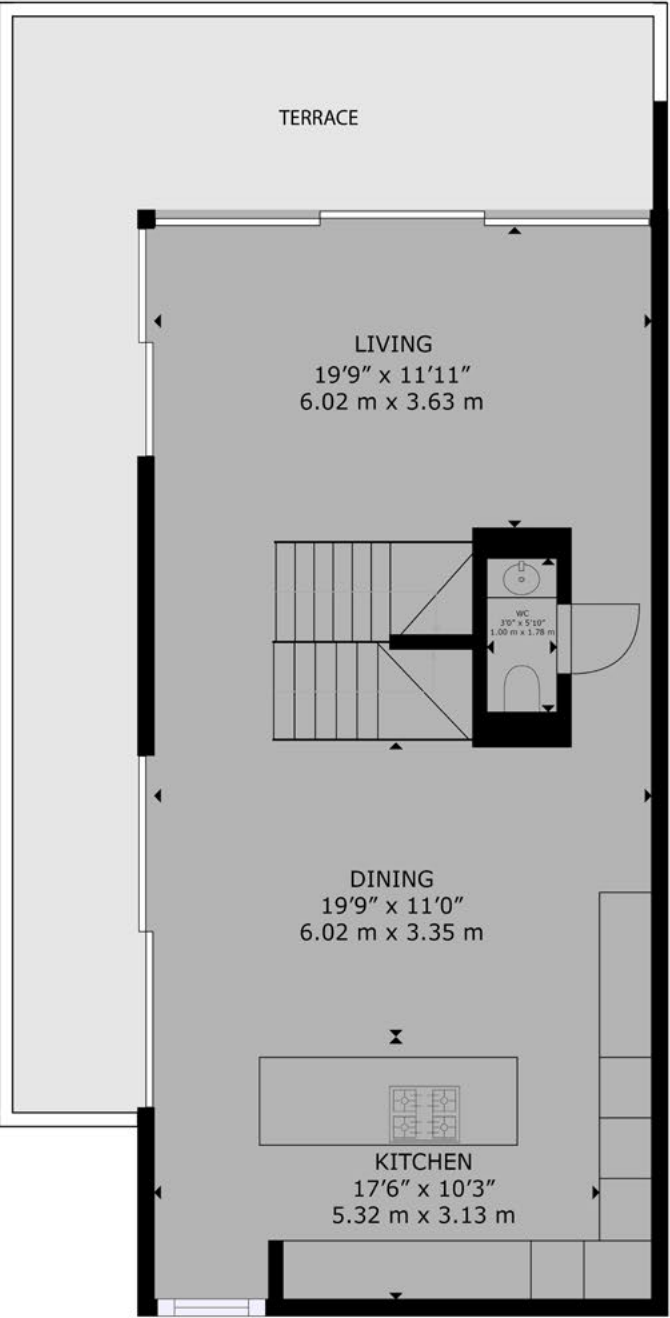
Sizes and dimensions are approximate, actual may vary.



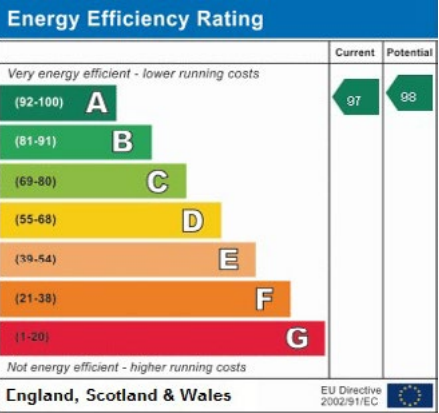
GARDEN LEVEL



GROUND FLOOR



FIRST FLOOR



Address:  
2 Partridge Walk, Poole, Dorset, BH14 8HL

# 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



**David Chissell**  
Director

07795 835647  
david@luxuryandprestige.com



**Harriet Towning**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Photographer

01202 007373  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
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
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0750
Published:	January 2026



**Important notice**  
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Luxury+Prestige

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