



*£1,000,000*

3 Partridge Drive, Lilliput, Poole, Dorset, BH14 8HJ



# 3

## Partridge Drive, Lilliput, Poole, Dorset, BH14 8HJ

A well presented four double bedroom property situated in a quiet location in Lilliput. The property boasts spacious accommodation across two floors, harbour views and an integral garage.

- FOUR BEDROOMS, FOUR BATHROOMS
- HARBOUR VIEWS
- OPEN PLAN LIVING AREA
- SPACIOUS ACCOMMODATION SET ACROSS TWO FLOORS
- INTEGRAL GARAGE
- SHORT DISTANCE FROM LILLIPUT VILLAGE

Local Authority BCP, Tax Band G, Tenure: Freehold



## *Lilliput*

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

## *Property Comprises*

From the moment you step inside, this impressive home makes a lasting impression. The expansive entrance hall offers an immediate sense of space and elegance, while a striking modern staircase leads you to the heart of the home on the first floor.

The main living area is nothing short of breathtaking. Designed with a soaring vaulted ceiling that stretches the full length of the room, this open-plan space is flooded with natural light and







cleverly zoned into defined areas for relaxing, dining, and cooking. Whether hosting friends or enjoying quiet evenings at home, the layout is both versatile and sociable—perfect for entertaining.

Large glazed doors open onto a spacious terrace where you can unwind with views across Poole Harbour—ideal for soaking up the sunset during warmer months.

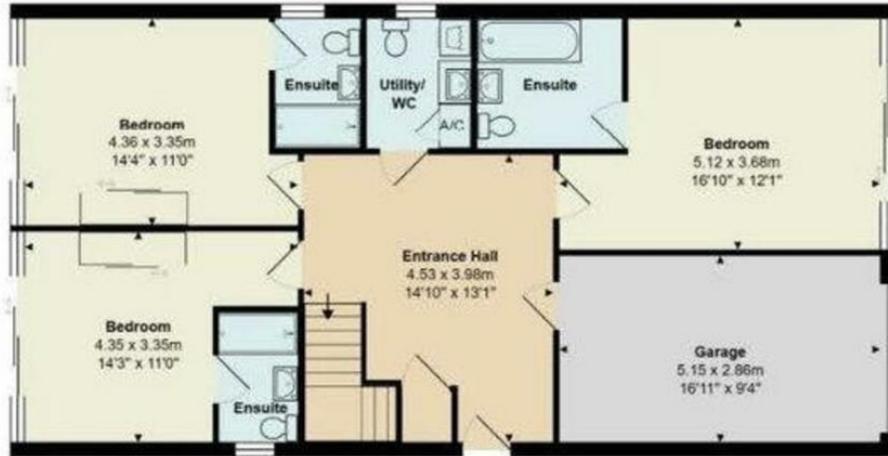
Also on the first floor is a generously sized bedroom with its own stylish ensuite and a Juliet balcony overlooking the rear garden—perfect for added privacy or multi-generational living.

Downstairs, you'll find three additional double bedrooms, each with its own ensuite bathroom and direct access to the landscaped gardens—ideal for guests or older children seeking their own space. A practical utility room and internal access to the garage complete the ground floor.



Outside, the garden has been designed with low maintenance in mind. Beautifully landscaped with mature planting, the rear garden also features steps leading to an elevated sun terrace—perfect for enjoying outdoor living in privacy and style.

## Floorplans



Ground Floor



First floor

Total Area: 181.4 m<sup>2</sup> ... 1952 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	2002/91/EC

