

Luxury+Prestige

LAGOONER

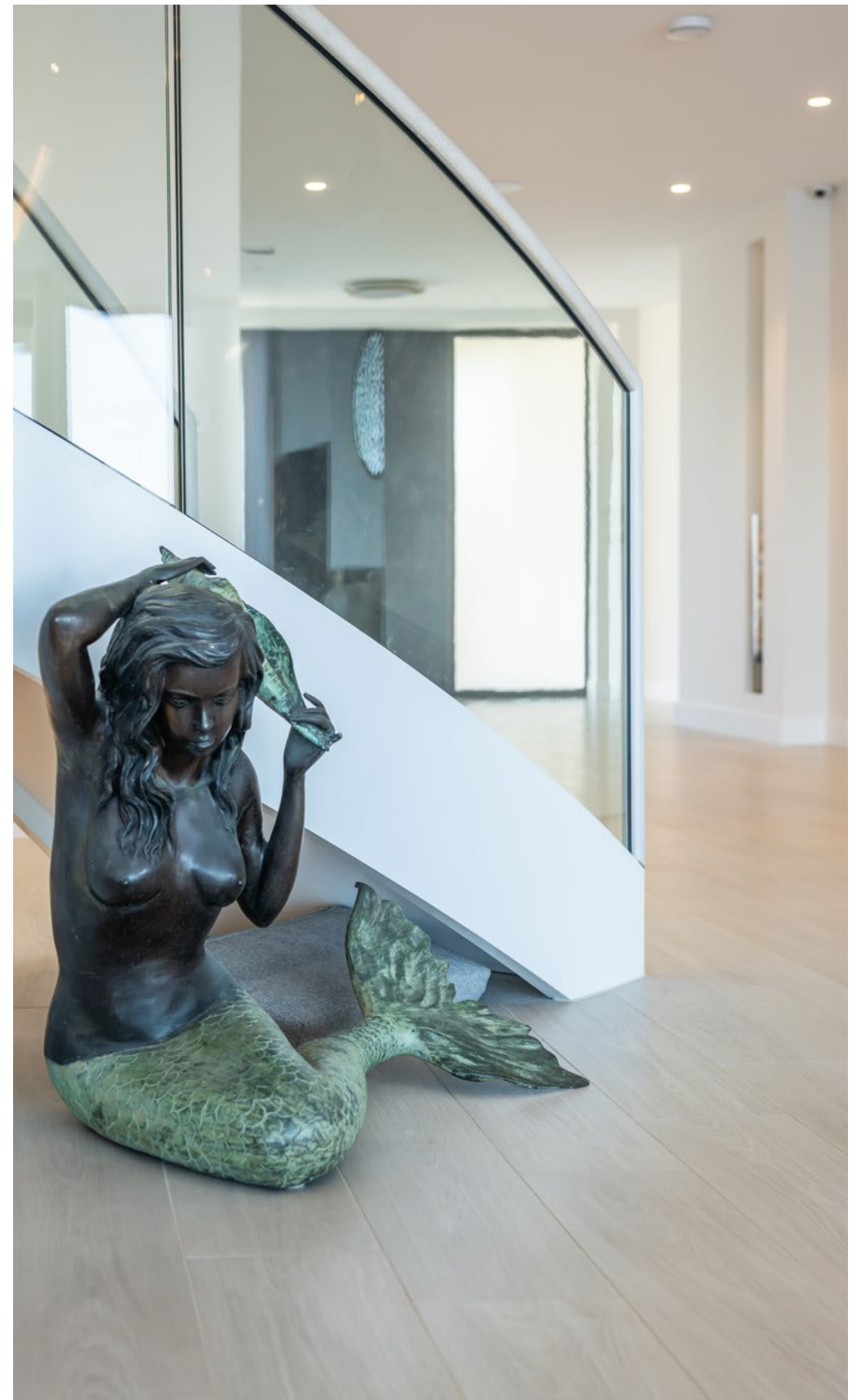
28 SALTHERS WAY, LILLIPUT, POOLE, BH14 8JR



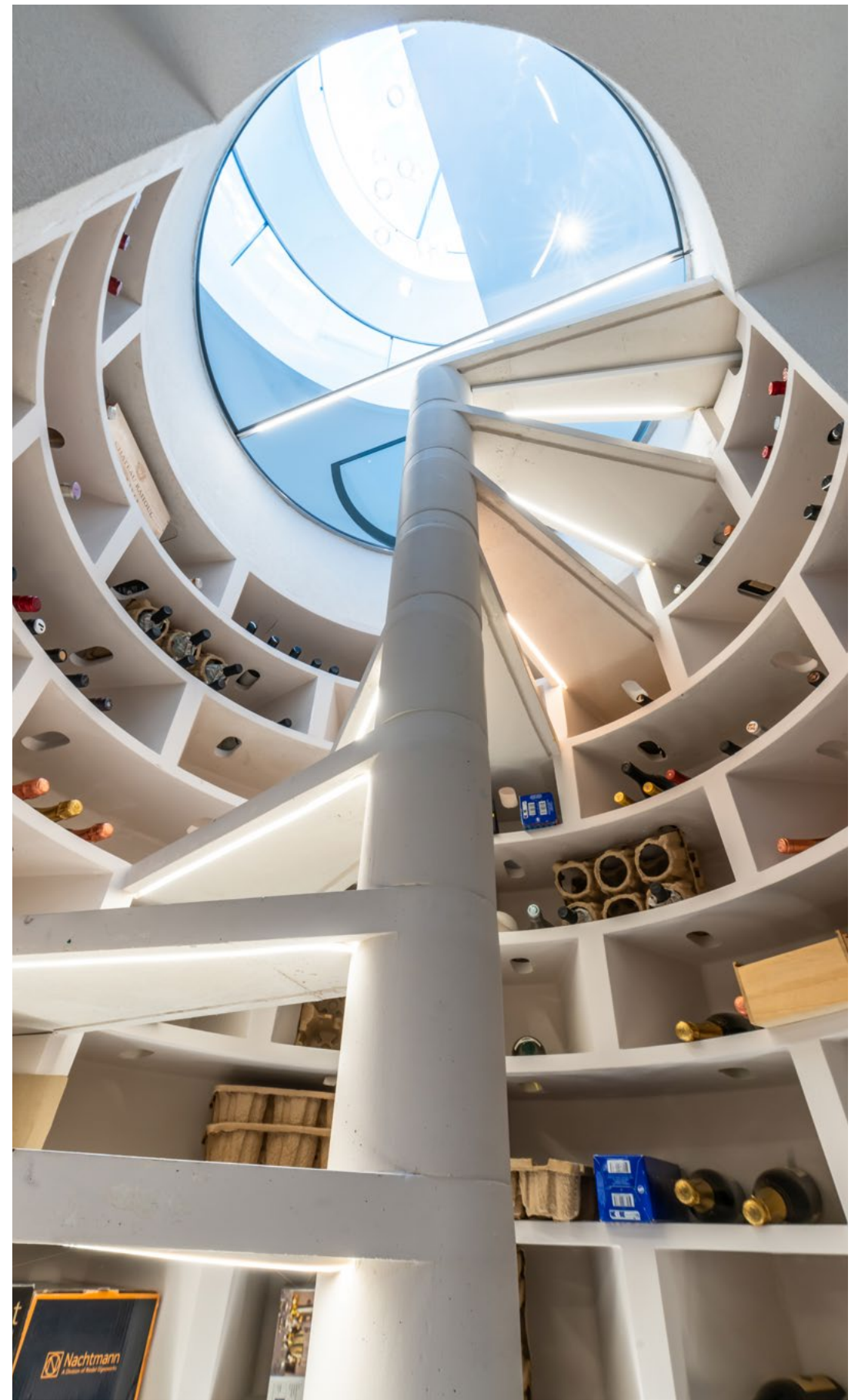






















TAKE A STEP INSIDE



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.

vimeo

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.

 **Matterport™**

Floorplan

Lagoon, 28 Salterns Way
Lilliput, Poole, BH14 8JR

GROSS INTERNAL AREA

House: 5,535 sq. ft / 514 m²

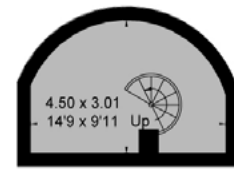
Outbuilding: 595 sq. ft / 55 m²

Overall Total: 6,130 sq. ft / 559m²

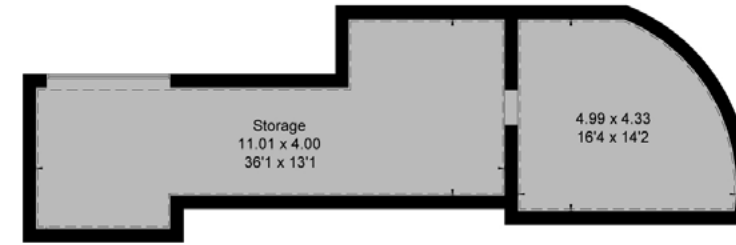
Terracing: 1,767 sq. ft / 165 m²

Sizes and dimensions are approximate, actual may vary.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Wine Cellar

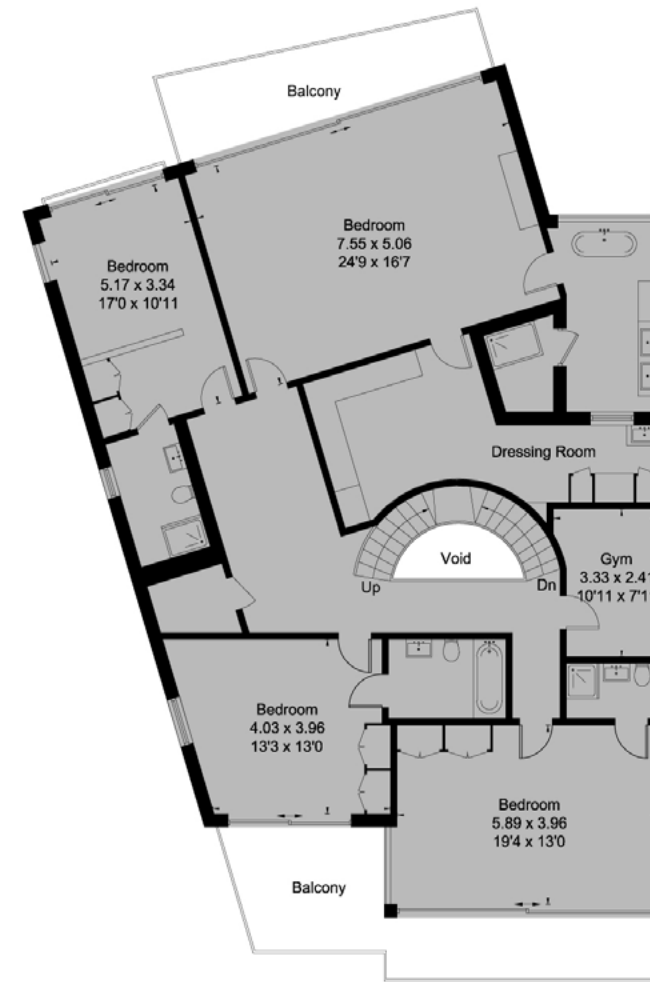


(Not Shown In Actual Location / Orientation)

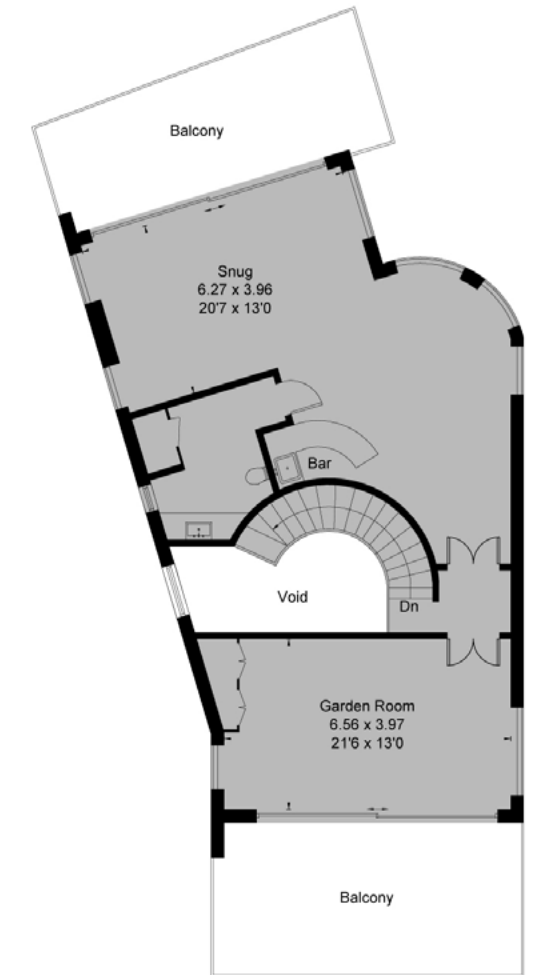
☐ - Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101179

Summary

This is a wonderful example of contemporary architecture but to a design which truly showcases its waterfront location and its connection to the Blue Lagoon.

The built form extends to over 6,100 square feet and it includes four stunning bedrooms, each with en suite facilities, a home office, a hugely impressive kitchen lifestyle room complete with spiral wine cellar and a top floor suite of entertaining rooms including a luxurious bar and a separate sitting with dedicated terraces.

Outside space features prominently with a magnificent decked terrace connecting to the main open plan living space via motorised large format patio doors. The principal terrace extends to a lower level where there is a barbecue area as well as a hot tub / combined swim spa in close proximity to the waterfront where there are steps to a small wooden jetty.

Other stand out features include the magnificent principal bedroom suite with its dedicated sun balcony, exquisite en suite bathroom, steam room and walk in dressing room. In addition there is a magnificent radius staircase, home automation, integrated audio and finger printed security on the front door.

Details

Guide Price: £5,950,000

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 £627,750**
Additional Home £925,250**

** based on guide price

Local Authority: BCP Council

Council Tax: Band H
2025/2026 £4,799.98pa***

*** 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**
- + **Build to an exquisite specification**
- + **Extends to over 6,100 square feet**
- + **Four bedroom suites**
- + **Spiral wine cellar**
- + **Direct water access**
- + **Magnificent harbour views**
- + **Home automation**
- + **Integral double garage**
- + **Ultimate lifestyle location**

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
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
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