

Luxury+Prestige

24 HURST HILL

LILLIPUT, POOLE, BH14 8LF

LLOYDS
PROPERTY GROUP
01202 700000
FOR SALE

















TAKE A STEP INSIDE



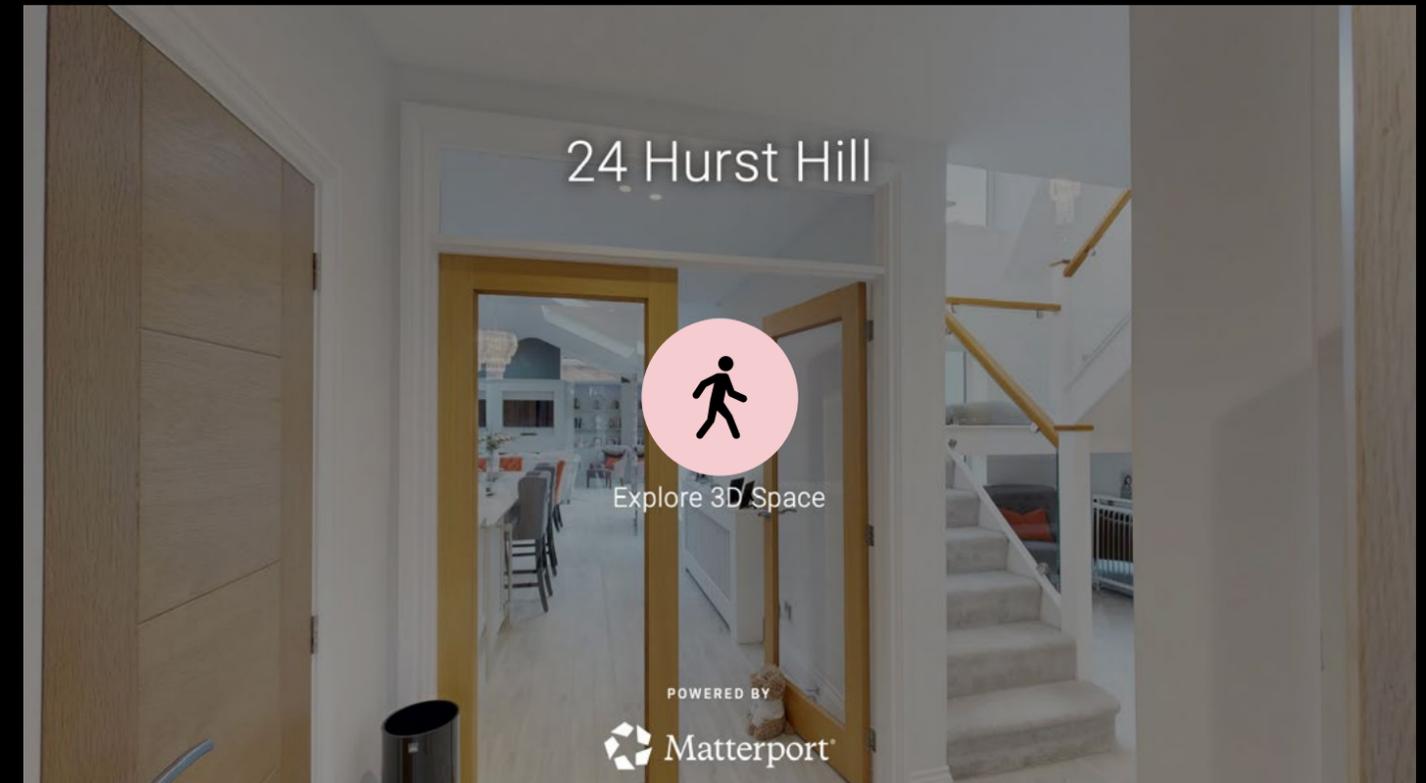
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

24 Hurst Hill, Lilliput
Poole, BH14 8LF

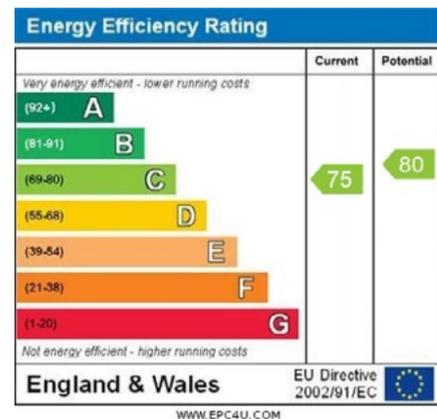
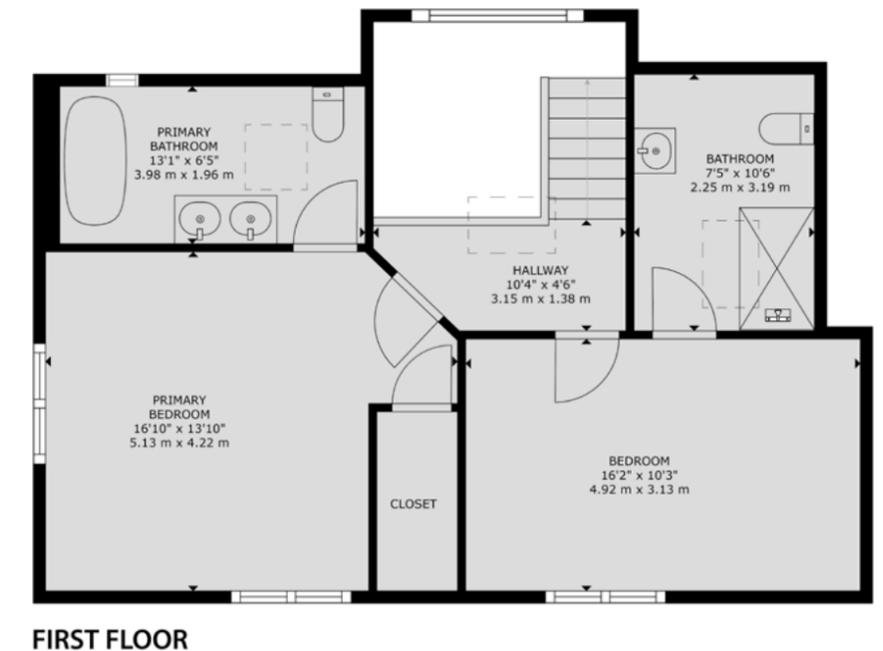
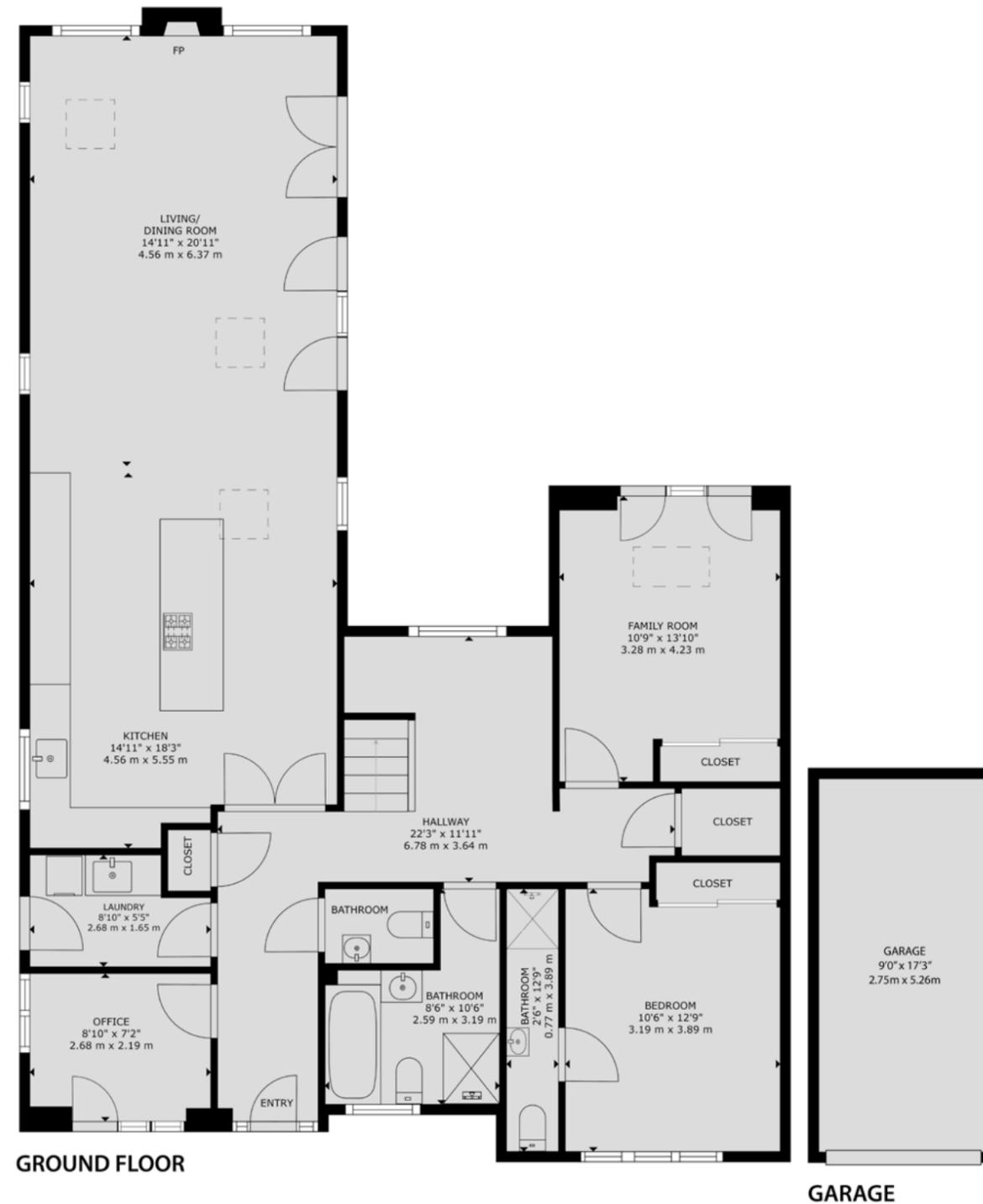
GROSS INTERNAL AREA

House:

Ground Floor: 1,381 sq. ft / 128 m²
First Floor: 697 sq. ft / 64 m²
Total: 2,078 sq. ft / 192 m²

Garage 155 sq. ft / 14 m²

Sizes and dimensions are approximate, actual may vary.



Summary

An especially well presented two storey dwelling which has been the subject of a significant renovation and a complete remodelling by the current owners.

The built form extends to around 2,230 square feet including the detached garage. An especially impressive feature is the open plan kitchen family room complete with vaulted ceiling. It measures around 39' end to end and zones comfortably for kitchen, informal dining and comfortable sitting, opening onto the courtyard garden via French doors. The luxury kitchen includes stone tops, a centre island and breakfast bar as well as a range of integrated appliances and a butler sink.

There are a total of four double bedrooms and four bathrooms, one of which is currently used for additional sitting. The principal bedroom is on the top floor and it features a walk in closet as well as an especially luxurious en suite bathroom with twin hand basins. Other features include a home office and a separate laundry whilst outside there is generous parking on a choice of two driveways and landscaped grounds turning the corner of the quiet cul-de-sac.

Details

Guide Price: £1,150,000

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 £58,750**
Additional Home £116,250**

** based on guide price

Local Authority: BCP Council

Council Tax: Band F
2025/2026 £3,257.14pa***

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

Services: Mains gas, electricity, water and drainage

Key features

- + Subject to huge restoration and remodelling project
- + Three / four double bedrooms
- + Four bathrooms
- + 39' open plan kitchen family room
- + Contemporary kitchen with centre island
- + Home office
- + Stunning interior
- + Courtyard garden with lawn and terracing
- + Garage and generous additional parking
- + Quiet cul-de-sac

Our team



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