



Dorset Lake Avenue | Lilliput | Poole | BH14 8JD

£1,635,000

BEEZUMS



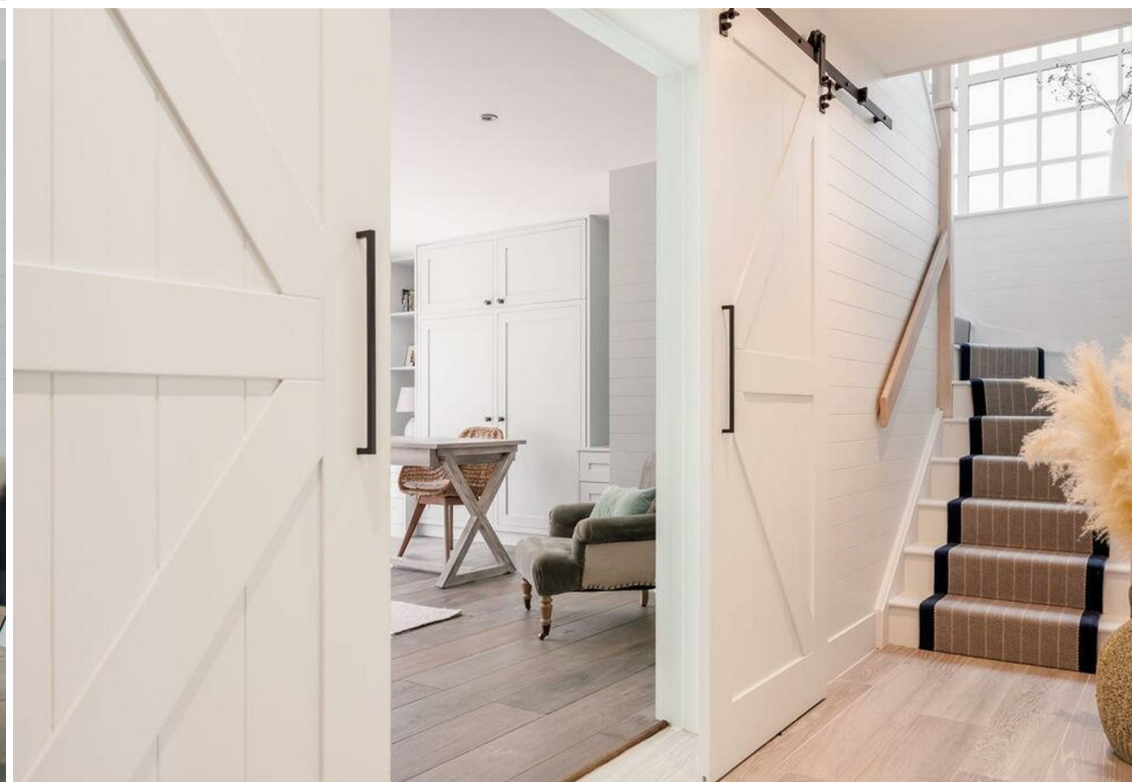
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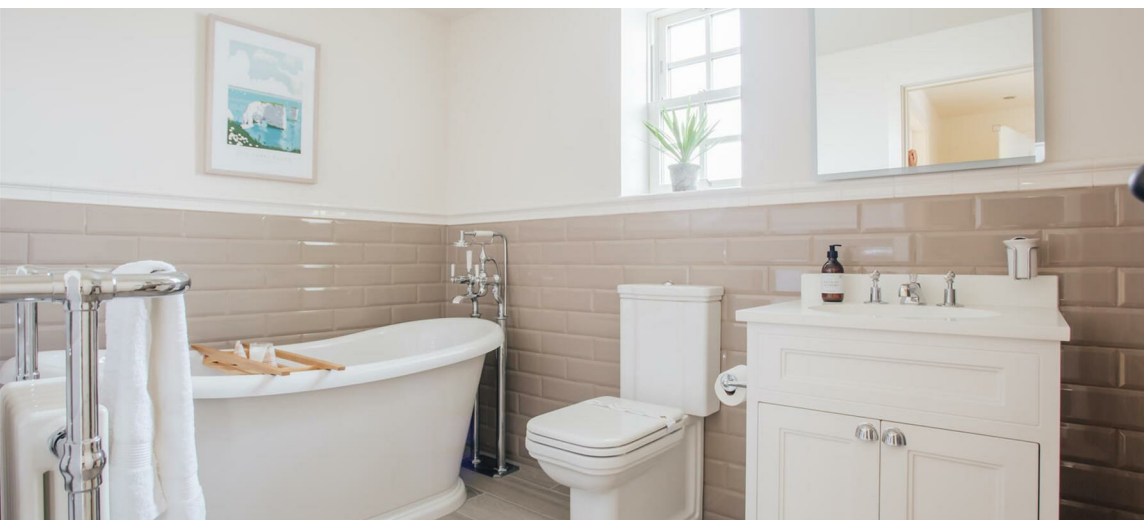
- **QUIET LOCATION**
- **SHORT WALK TO EVENING HILL**
- **STYLISH DECOR THROUHOUT**
- **DOUBLE GARAGE AND PARKING**
- **ZOOM TO LILLIPUT SHOPS**
- **VERSATILE ACCOMMODATION**
- **ACCESS TO PRIVATE SLIPWAY**
- **NO FORWARD CHAIN**

STUNNING NEW ENGLAND STYLE HOME in a quiet, premier LILLIPUT ROAD boasting SPECTACULAR POOLE HARBOUR & PURBECK VIEWS.

Arranged over three floors with FOUR DOUBLE BEDROOMS, OPEN PLAN LIVING, integral double garage, generous parking, and EXCLUSIVE PERMITTED WATER ACCESS via a private slipway.







Situated on a quiet and highly sought-after road in Lilliput, this beautifully presented New England-style home offers an exceptional coastal lifestyle opportunity, perfect as either a main residence or a premium holiday getaway. Flooded with natural light, the architecturally designed three-storey property showcases sophisticated interiors featuring bespoke wood panelling, ceramic and wood flooring, elegant wallcoverings, and high-end coastal stone and timber finishes throughout.

The focal point of the home is the magnificent top-floor open-plan kitchen, living, and dining area, meticulously arranged for both relaxed family living and grand-scale entertaining. This impressive space features a designer kitchen equipped with a comprehensive suite of integrated appliances, a central island, and a breakfast bar, all set beneath a striking glass roof section featuring a unique central stone fireplace chimney. From the living area, doors open seamlessly onto a southerly-facing balcony terrace, which commands spectacular elevated views across Poole Harbour and the Purbecks beyond.

Sleeping accommodation is arranged primarily on the first floor, where you will find an impressive, grand principal bedroom suite boasting a luxury en-suite bathroom, a dedicated dressing room, and its own private balcony to the front aspect. Two additional, generous double bedrooms are located on this level, both served by a beautifully appointed family bathroom.

The ground floor offers excellent flexibility with a spacious fourth double bedroom or alternative lounge reception, complete with its own en-suite shower room and bi-fold doors that lead out to the rear.

The exterior of the property is a particular highlight, featuring a beautifully landscaped, secluded courtyard garden complete with patio and pergola areas, providing a peaceful, private sanctuary that is securely fenced to all sides for the safety of children and pets.

Practical elements are well-catered for with a substantial integral double garage and an expansive driveway providing ample off-road parking. Furthermore, its enviable address on Dorset Lake Avenue affords the rare and exclusive benefit of permitted water access straight into Poole Harbour via the local private slipway.



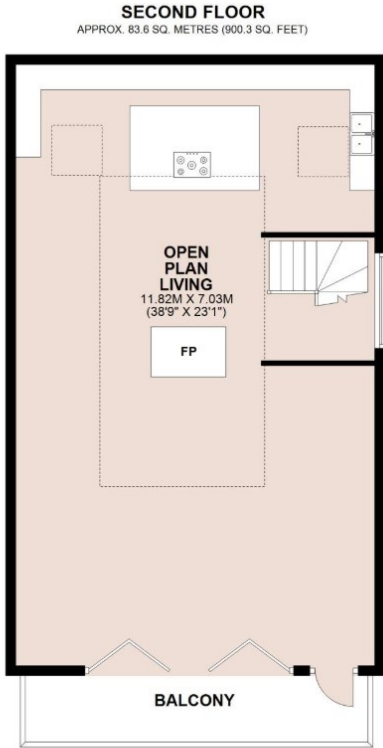
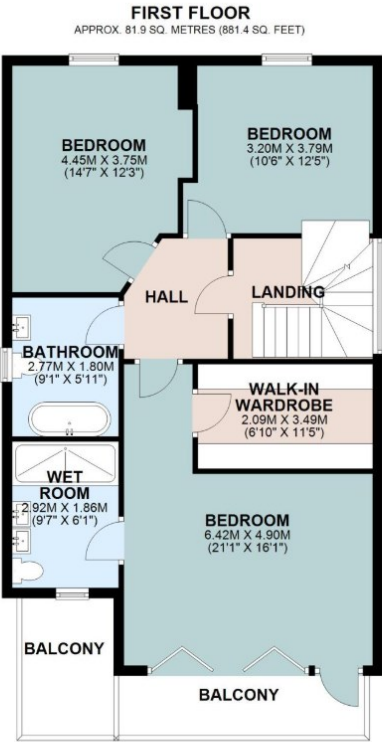
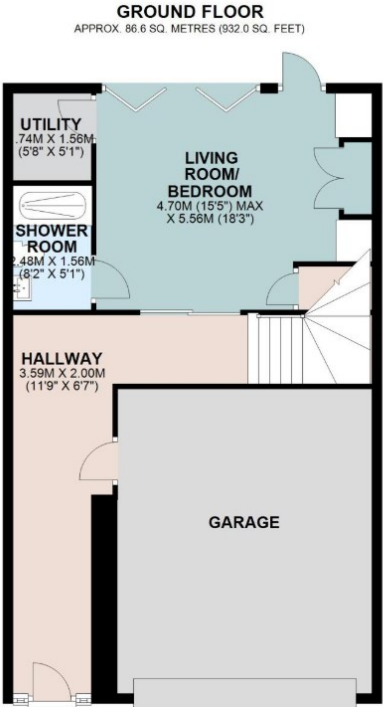
THE LOCATION

Situated in one of Lilliput's most exclusive pockets, 3 Dorset Lake Avenue offers an uncompromised coastal lifestyle bordering the pristine shores of Poole Harbour. A true sailor's paradise, the property sits a mere 100 metres from a private neighbourhood slipway, providing effortless water access, while the prestigious Salterns Marina is just a short stroll away.

The vibrant heart of Lilliput Village is practically on your doorstep, hosting an array of artisan eateries including the award-winning Mark Bennett's Patisserie, Rockets & Rascals café, and premium local restaurants. For leisure, the championship fairways of Parkstone Golf Club and the golden sands of Sandbanks Beach at Shore Road are both incredibly close by.

Families will also note that the property falls into the highly coveted catchment areas for the 'Outstanding' Lilliput Infant School and Baden Powell Junior School.





TOTAL AREA: APPROX. 252.1 SQ. METRES (2713.7 SQ. FEET)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006). Plan produced using PlanUp.

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BEEZUMS

Council Tax Band G EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	89
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.