Luxury+Prestige

ALIA

9 PARTRIDGE WALK, LILLIPUT, POOLE, BH14 8HL

La cocina
VASCA

HEALING
IS THE
NEW HIGH
A GUIDE TO OVERCOMING
EMOTIONAL TURMOIL
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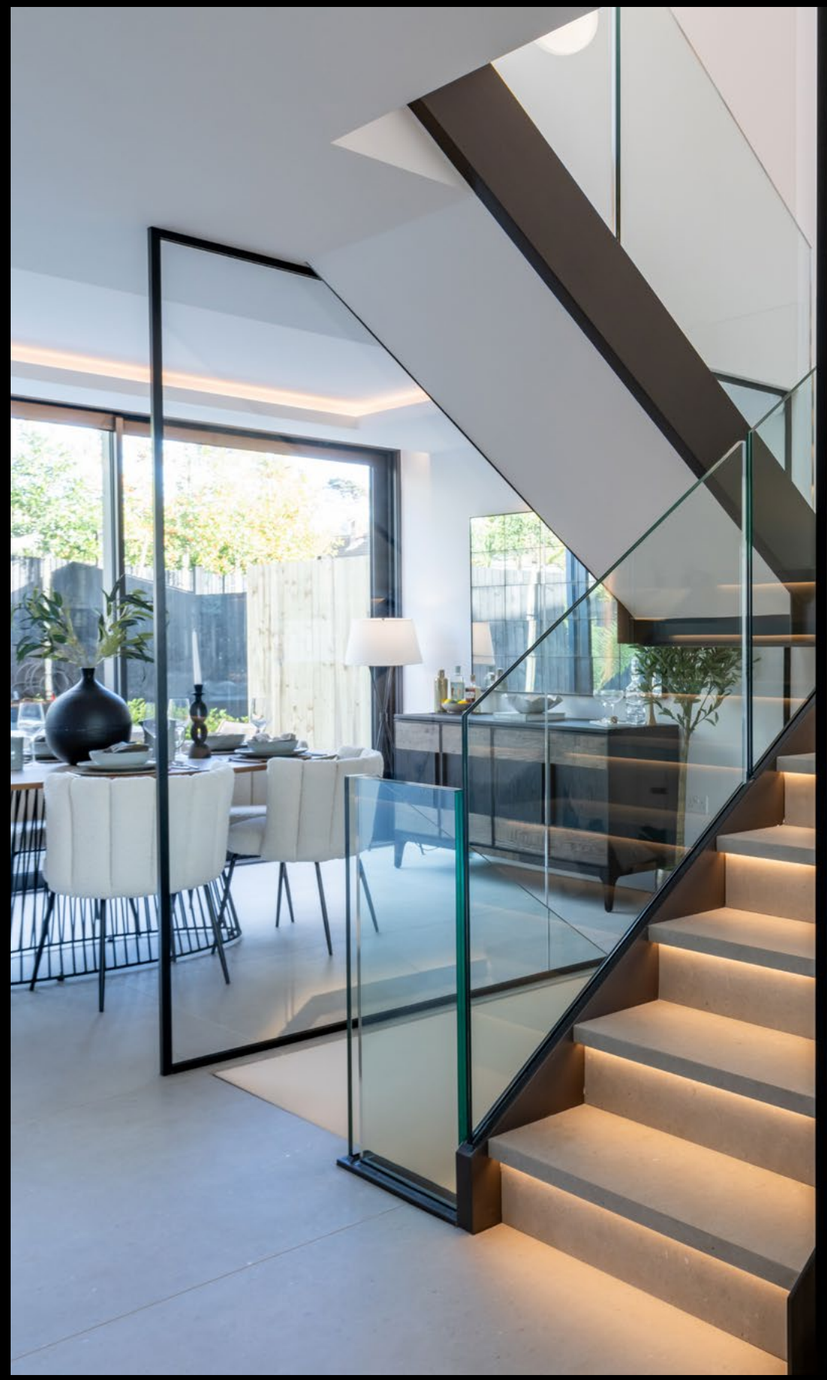
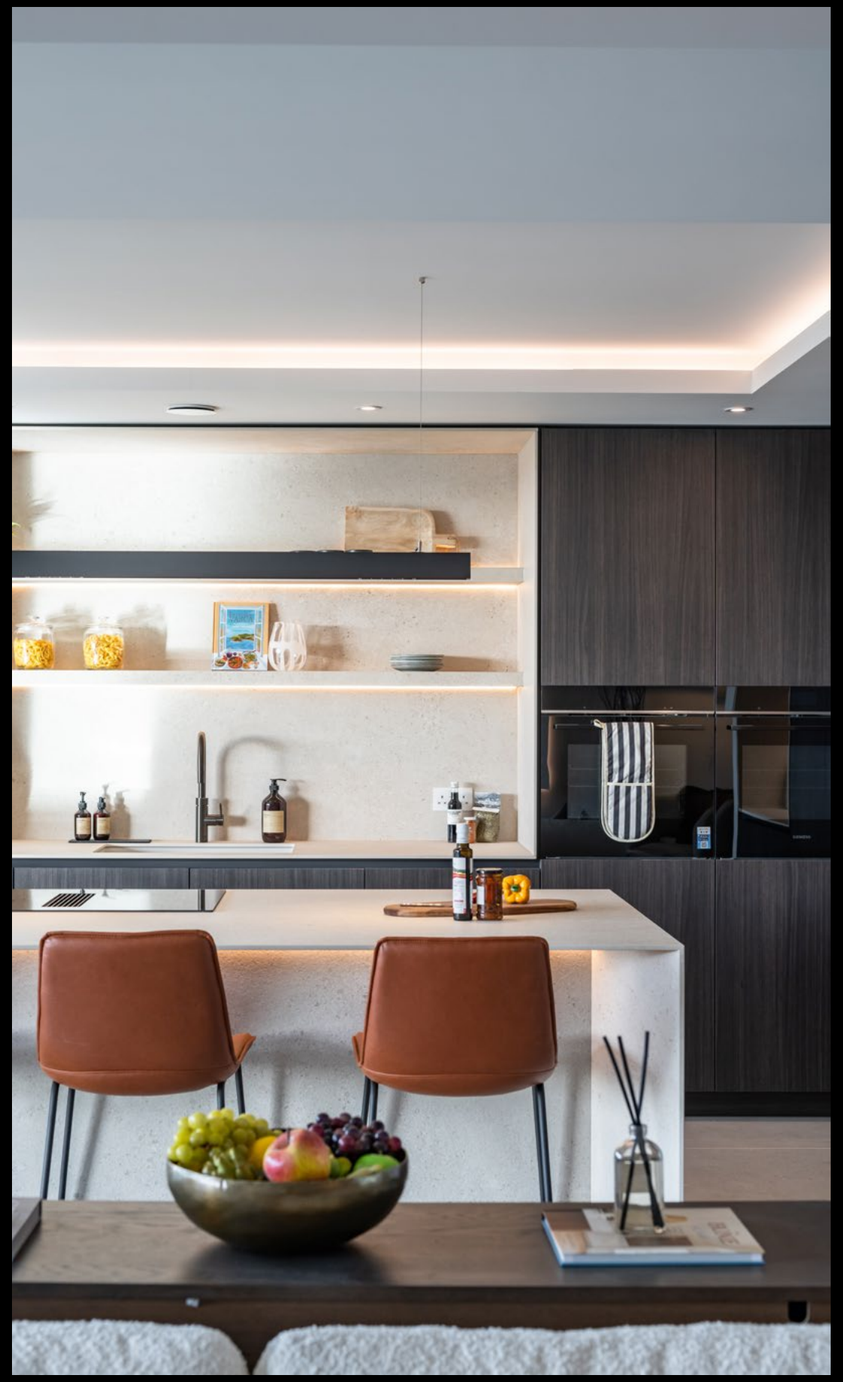
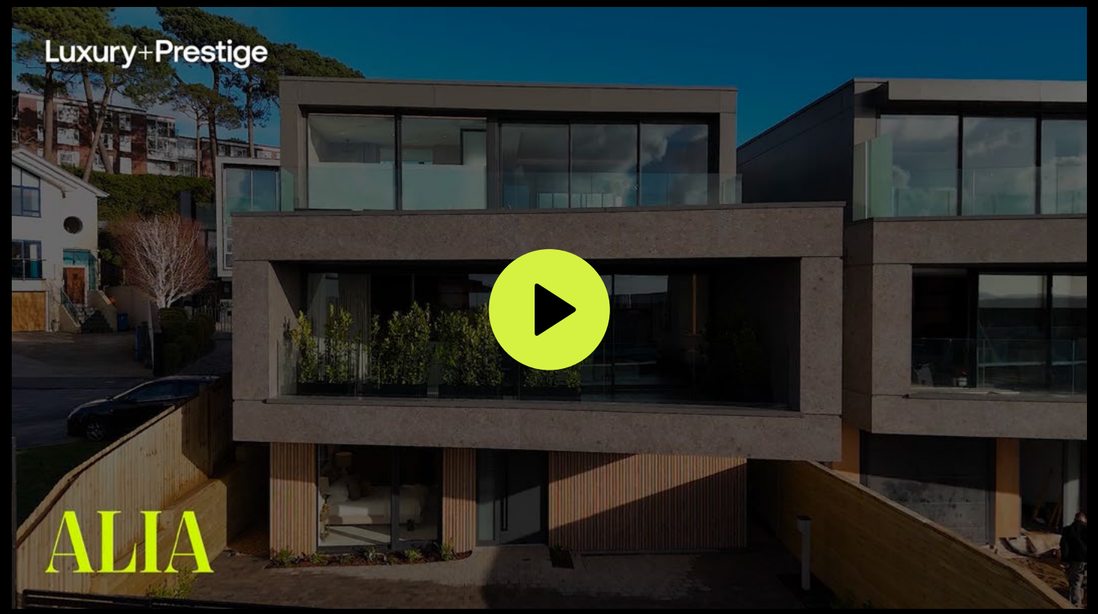
VEX KING





*Indicative design images to show what is possible in this room.

TAKE A STEP INSIDE



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

vimeo

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.

Matterport™

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

Alia, 9 Partridge Walk
Lilliput, Poole, BH14 8HL

GROSS INTERNAL AREA

House: 3,047 sq. ft / 283 m²

Sizes and dimensions are approximate, actual may vary.

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 #103407

Summary

Nestled in a quiet cul-de-sac in the highly sought-after suburb of Lilliput, Alia is an exceptional new-build home offering cutting-edge contemporary design.

Stand out features include luxurious finishes as well as breathtaking views across the world-famous Poole Harbour. One of just two detached homes on this exclusive development by renowned local builders KLF Developments, Alia exemplifies meticulous attention to detail and intelligent spatial planning. Spanning just over 3000 square feet, this architecturally striking residence is arranged over three floors and features expansive south-facing balconies and a beautifully landscaped rear garden—perfectly designed to make the most of its prime coastal setting.

The lower level is ideal for guest accommodation or entertaining. It includes a spacious bedroom with a designer en-suite shower room, a separate utility room, integral garage, and a versatile entertainment space that could serve as a home spa, games room, or cinema (subject to purchaser requirements and at an additional cost). The heart of the home is a spectacular open-plan living space on the ground floor featuring a bespoke kitchen, complete with premium integrated appliances and a walk-in pantry. Floor-to-ceiling sliding glass doors flood the space with natural light and open out onto a large balcony—ideal for alfresco dining and sunset views. This floor also offers a flexible bedroom/study, a fully tiled shower room, and direct access to the landscaped garden. The luxurious principal suite dominates the top floor, boasting bespoke Novamobili wardrobes, a beautifully appointed en-suite with freestanding bath and walk-in shower, and access to a large private balcony with sweeping harbour views. There is also a further double bedroom with en-suite shower room and dressing area.

Details

Guide Price:	£1,995,000
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 £153,150** Additional Home £252,900* ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band TBC 2026/2027 £x,xxx.xx pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- Stunning new build home
- Panoramic harbour views
- Extends to 3,355 square feet
- Striking architectural design
- Four bedrooms, five bathrooms
- South facing balconies and landscaped rear garden
- Integral garage and off road parking
- Quiet cul-de-sac location
- Ready for occupation
- Detailed specification upon request

Our team

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