

Luxury+Prestige

# 8A PARTRIDGE WALK

LILLIPUT, POOLE, BH14 8HL



\*\*Swim spa had been digitally enhanced











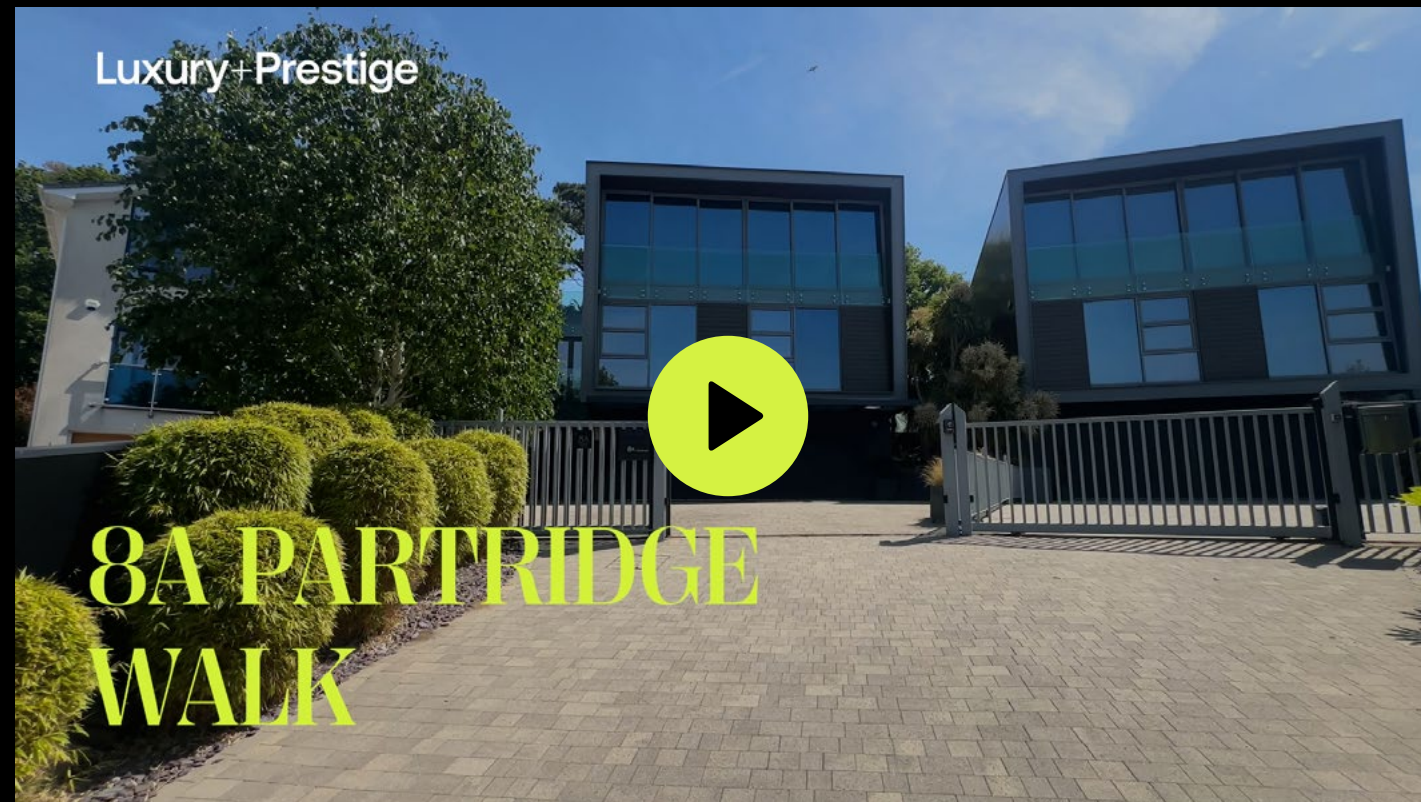








# TAKE A STEP INSIDE



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

*vimeo*

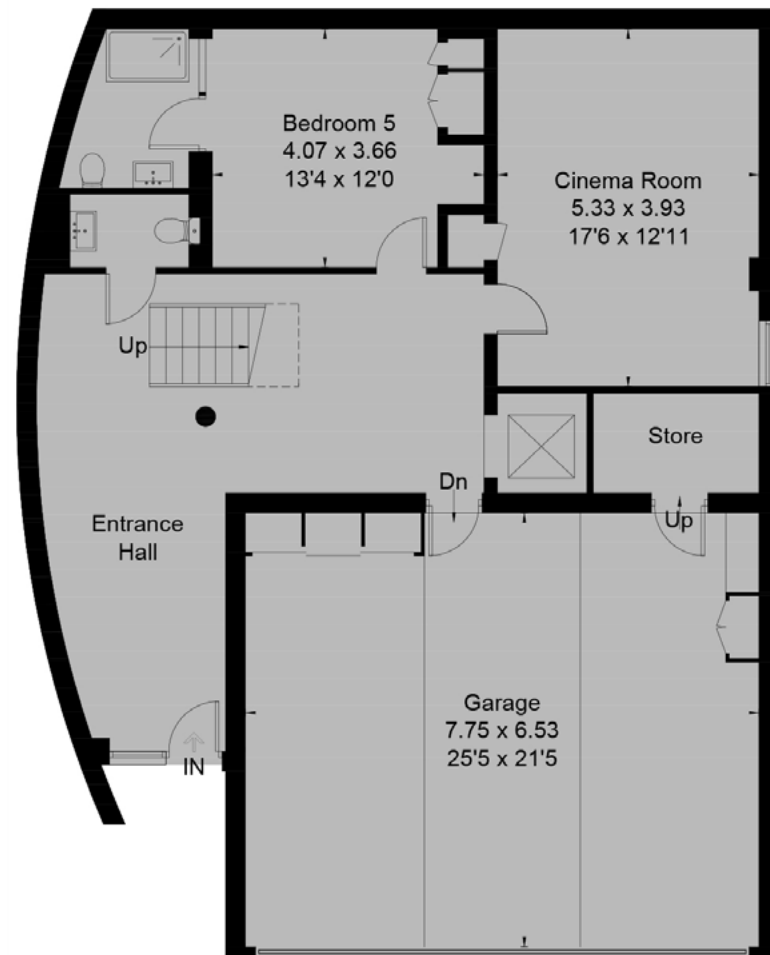
# Floorplan

8A Partridge Walk  
Lilliput, Poole, BH14 8HL

## GROSS INTERNAL AREA

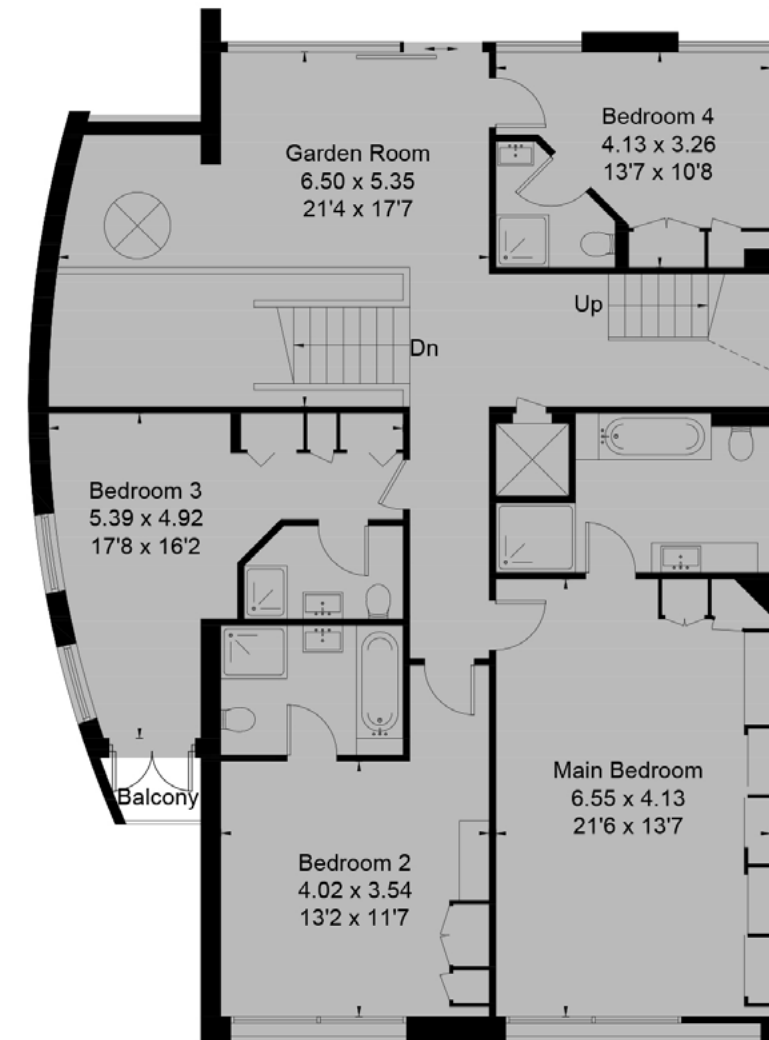
House: 4,427 sq. ft / 411 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.

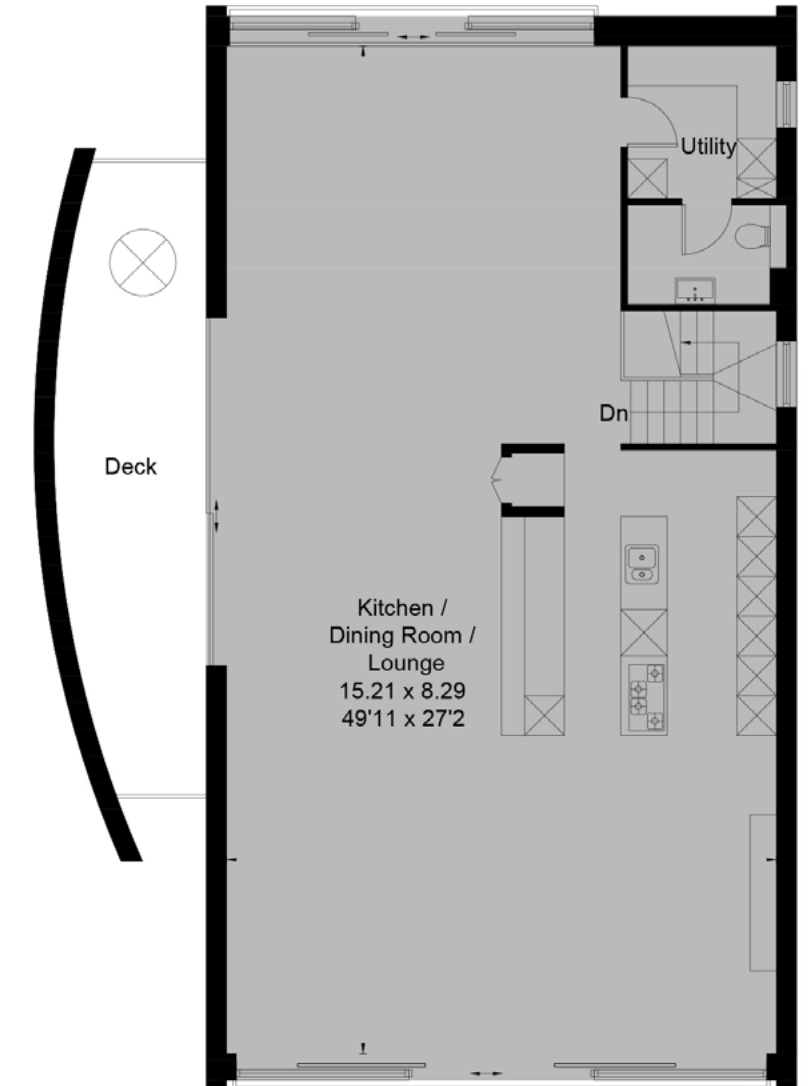


Ground Floor

[Dashed line] = Reduced head height below 1.5m



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 #108476

# Summary

**An exceptional contemporary residence built by one of the area's leading developers, this stunning home extends to just over 4,400 sq ft and is presented in immaculate condition throughout.**

Designed with luxury modern living in mind, the property offers beautifully appointed and highly versatile accommodation, including five bedrooms and five bathrooms, with one room currently arranged as a gym and another as a home office. A fully fitted cinema further enhances the lifestyle appeal of this outstanding home.

At the heart of the property is a superb 49' open-plan kitchen/family room, thoughtfully zoned for informal dining and relaxed seating, featuring a sleek contemporary kitchen with a central island and access to a sun deck.

The upper floor enjoys beautiful harbour views, adding to the home's sense of exclusivity. Externally, the landscaped gardens have been finished to an exceptional standard, with seating and barbecue areas, a striking water feature, swim spa and hot tub. An oversized double garage, underfloor gas-fired central heating and programmable lighting complete this impressive specification.

# Details

**Guide Price:** £2,350,000

**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.

**Local Authority:** BCP Council

**Council Tax:** Band G  
2026/2027 £3,999.98pa\*\*\*

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

**Services:** Mains gas, electricity, water and drainage

# Key features

- + Contemporary 4,400 sq ft home
- + Beautiful harbour views upstairs
- + Five bedrooms, five bathrooms
- + Gym and home office flexibility
- + Fully fitted private cinema
- + 49' open-plan kitchen/family room
- + Central island and dining zones
- + Landscaped gardens with BBQ area
- + Swim spa, hot tub & water feature
- + Oversized double garage & high-spec finish

# Our team



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