



Price Guide £1,150,000

5a Blake Hill Crescent, Poole, BH14 8QN



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



5a

Blake Hill Crescent, Poole, BH14 8QN

An immaculately presented detached family home situated in an excellent position in Lilliput. The property boasts a integral garage, a swimming pool and four double bedrooms.

- SWIMMING POOL & SUMMER HOUSE/GYM ROOM
- INTERGRATED GARAGE
- FOUR DOUBLE BEDROOMS
- LARGE OPEN PLAN LIVING ROOM
- PREMIER LOCATION
- GATED DRIVEWAY

Local Authority , Tax Band , Tenure: Freehold



Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

A beautifully presented four-bedroom detached home set on the sought-after Blake Hill Crescent — one of Poole's quieter, more desirable residential roads. This property offers generous living space, a gated driveway, landscaped gardens and a private swimming pool, along with a fully equipped summer house/home office.

The ground floor centres around an impressive open-plan kitchen/dining/living space measuring over 24ft, flooded with natural light and opening directly onto the rear garden. An additional separate lounge provides a cosy second reception room, while a dedicated study makes







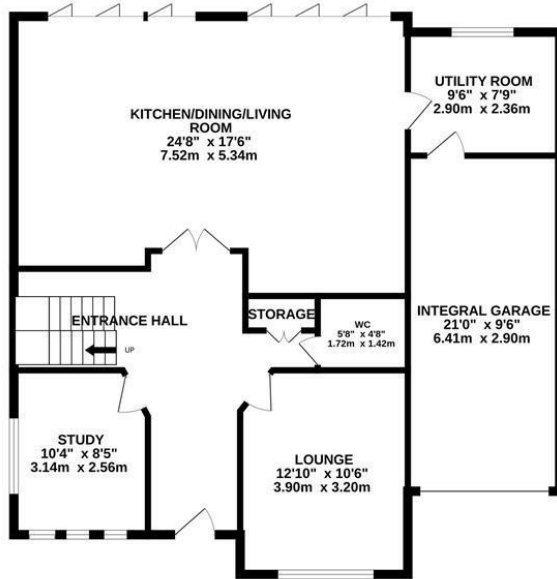
home-working practical. There is also a utility room, ground-floor WC, and an integral garage.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom features both a dressing area and a modern ensuite. Bedroom Two also benefits from its own ensuite, and Bedrooms Three and Four are served by a contemporary family shower room. The rear garden is where this home truly steps up a level — a private outdoor space with a swimming pool, perfect for families and entertaining. A stylish summer house/garden office/gym provides extra flexibility for work, hobbies or guest overflow.

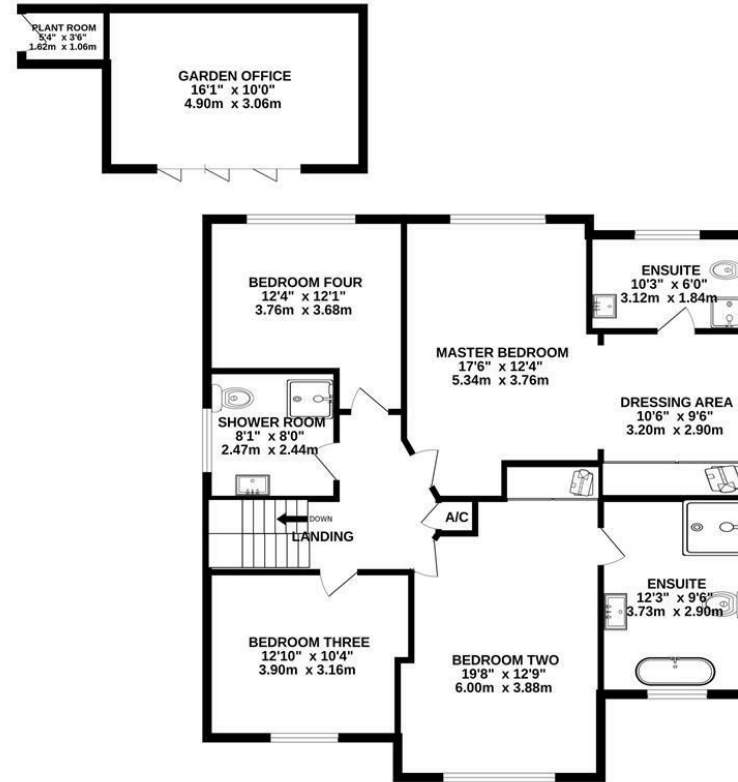
To the front, a gated driveway delivers secure parking and a strong sense of arrival. Homes in Blake Hill Crescent rarely come to market for good reason: it's a peaceful, established area with excellent access to Poole's coastline, schools and amenities.



GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
1286 sq.ft. (119.5 sq.m.) approx.



TOTAL FLOOR AREA: 2387 sq.ft. (221.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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	

