

PS

31 Elgin Road, Poole - BH14 8QU

In Excess of £900,000





31 Elgin Road

Lilliput, Poole

This unique and spacious contemporary detached house beautifully marries comfort with modern living, making it the perfect sanctuary for a family home or someone looking to generate rental income. The property is 3-storeys at the rear and 2-storeys from the front maximising the natural topography of the plot. Situated in an elevated position in one of Lilliput's premier roads, this property is truly a rare find.

FIVE-BED MAIN HOME: At the heart of this home lies a large open-plan living, dining, and kitchen area that is perfect for entertaining and family gatherings. This inviting space is enhanced by a charming log burner, creating a warm and cozy atmosphere during cooler months. Large windows and a balcony offer delightful views of the surrounding area, allowing natural light to flood the space. The modern kitchen is a culinary enthusiast's dream, overlooking the rear garden and equipped with a range of high-quality integral appliances.

- Recently reduced from £1,150,000 to Offers In Excess of £900,000
- MAIN HOUSE: 5 bedrooms across 2 storeys
- 2 Ensuites & additional shower room
- Large open plan kitchen / living / dining room
- Stylish log burner in both living areas
- SELF CONTAINED ANNEXE: 2-3 bedrooms, 2 bathroom & kitchen / living area
- Garage with versatile room / office & toilet
- Nearly 3,000 sq.ft
- Council Tax Band F: £3,257.14
- EPC Rating: C

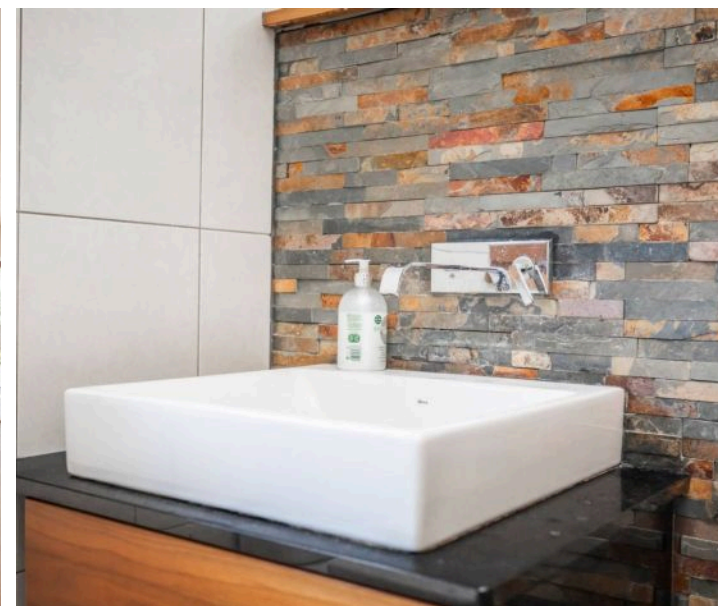


This substantial and flexible home offers five well-proportioned bedrooms within the main house. The ground floor includes two bedrooms and a family bathroom, ideal for guests or those seeking accessible accommodation. Upstairs are three generous double bedrooms, including a principal suite with a Juliet balcony overlooking the tranquil Elgin Woods and access to a stylish Jack and Jill shower room, shared with another bedroom. The remaining upstairs bedroom benefits from fitted wardrobes and its own ensuite shower room.

The lower level features a self-contained two/three-bedroom annexe with separate rear access, presenting excellent potential for rental income, extended family living, or independent accommodation. This space includes a spacious open-plan kitchen and living area, two bedrooms (one with ensuite), a further shower room, and a versatile third room suitable as a study, reception room, or occasional bedroom.

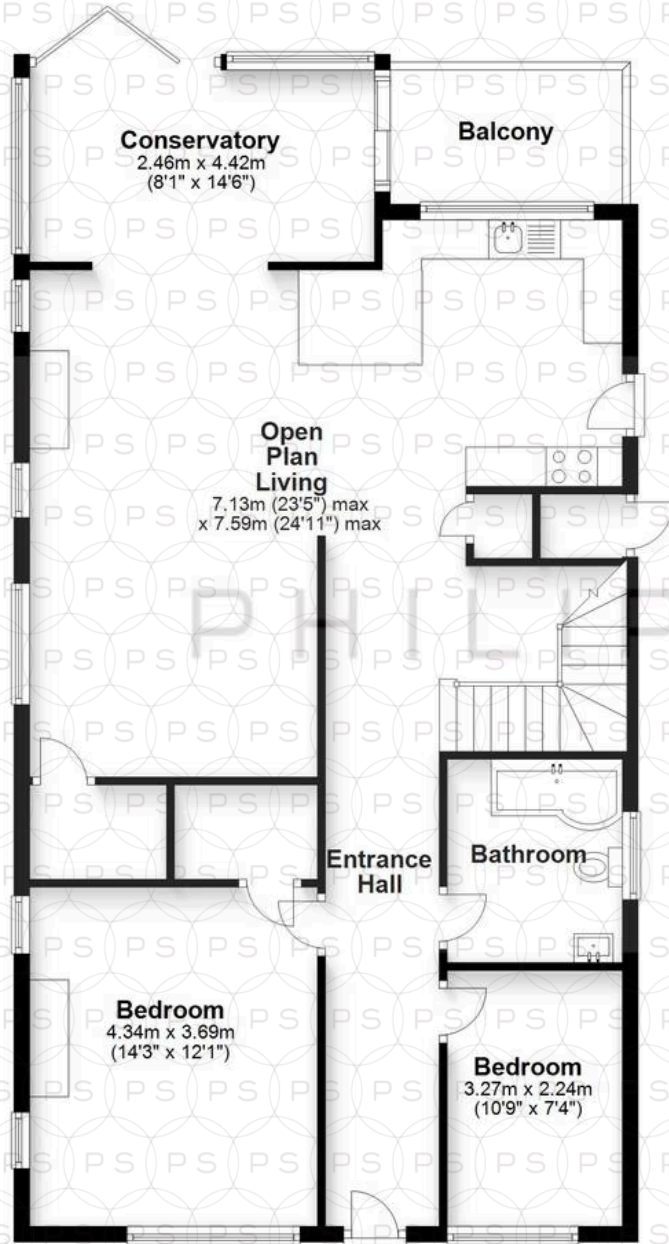
Externally, the recently redecorated property offers a decked seating area with synthetic lawn for low-maintenance outdoor living, a garage with WC, and an additional large room above the garage ideal for a home office, gym, or hobby space. There is ample off-road parking for several vehicles.

Occupying an elevated plot in a peaceful no-through road in the sought-after area of Lilliput, the property sits opposite Elgin Woods Viewpoint with far-reaching views across Poole Harbour. Conveniently located for Lilliput Village, Ashley Cross, Sandbanks beaches, Parkstone station, excellent local schools, and Parkstone Golf Course, this is a rare opportunity to acquire a versatile family home in a prime location.



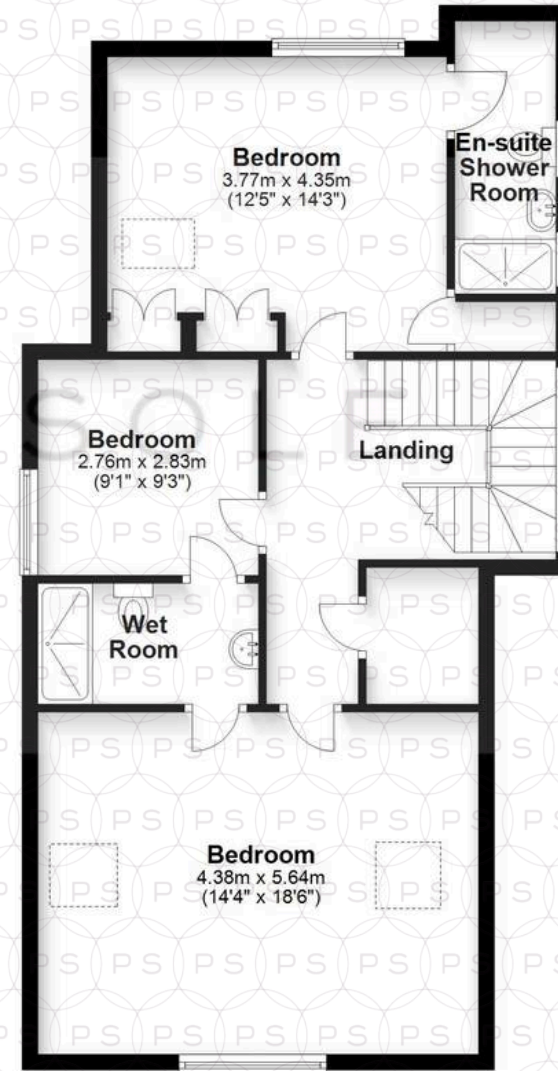
Ground Floor

Approx. 106.2 sq. metres (1142.9 sq. feet)



First Floor

Approx. 75.6 sq. metres (813.3 sq. feet)



Total area: approx. 181.7 sq. metres (1956.2 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.

Annexe

Approx. 93.6 sq. metres (1007.5 sq. feet)



Total area: approx. 93.6 sq. metres (1007.5 sq. feet)

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