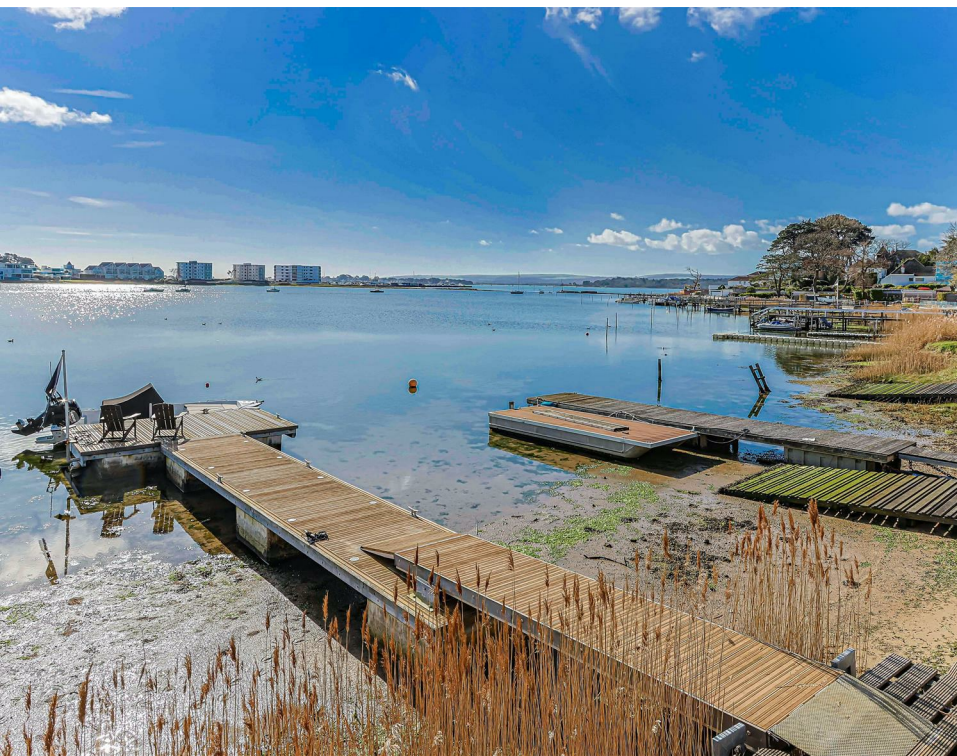




ELMS AVENUE,  
LILLIPUT











## DETAILS

Set in one of Lilliput's most coveted waterfront locations, this exceptional five-bedroom residence enjoys breathtaking lagoon views, elegant contemporary interiors and beautifully landscaped grounds.

Designed to maximise light, outlook and lifestyle, this home offers a rare blend of privacy, space and coastal proximity. At its heart is an impressive open-plan kitchen, dining and living area, ideal for both daily life and entertaining. The bespoke Neptune kitchen pairs timeless design with modern functionality, featuring a large central island and skylights that flood the space with natural light. Flowing seamlessly into the dining area, it is perfect for hosting, while the adjoining lounge provides a relaxed setting with expansive glass doors framing ever-changing water views and opening onto the patio, garden and pool. A separate utility room adds practicality, and a spacious snug with feature electric fireplace offers a cosy retreat.

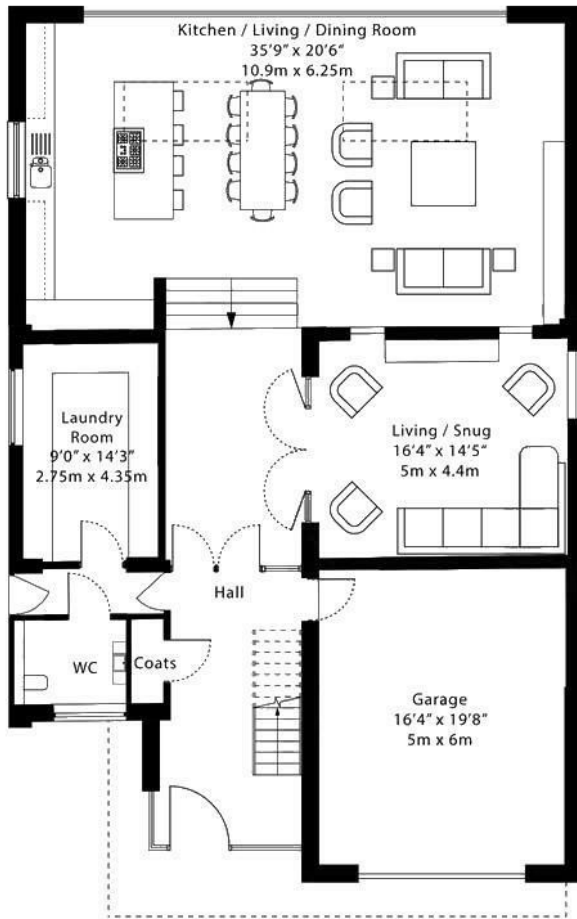
Accommodation comprises five beautifully appointed bedrooms, four with generous en suites. The principal suite is a standout, with a full-height picture window capturing uninterrupted lagoon views, and a luxurious en suite with bath and shower, designed as a tranquil sanctuary. Outside, the level landscaped garden is ideal for families and entertaining, complete with a swimming pool and versatile pool room or garden office. Situated in the heart of Lilliput, the property is moments from the Blue Flag beaches of Sandbanks, Parkstone Yacht Club, and the amenities of Lilliput Village, making it an exceptional coastal home.

## AT A GLANCE

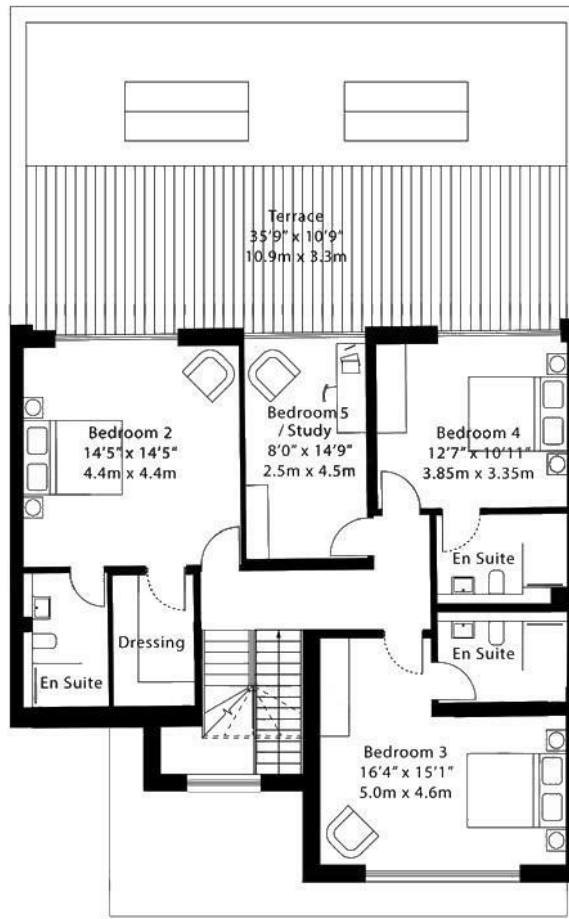
Guide price:	£4,500,000
Tenure:	Freehold
Stamp Duty:	£453,750 (main home)
Local Authority:	BCP Council
Council Tax:	£4,799.98 (26/27) Band H

## KEY FEATURES

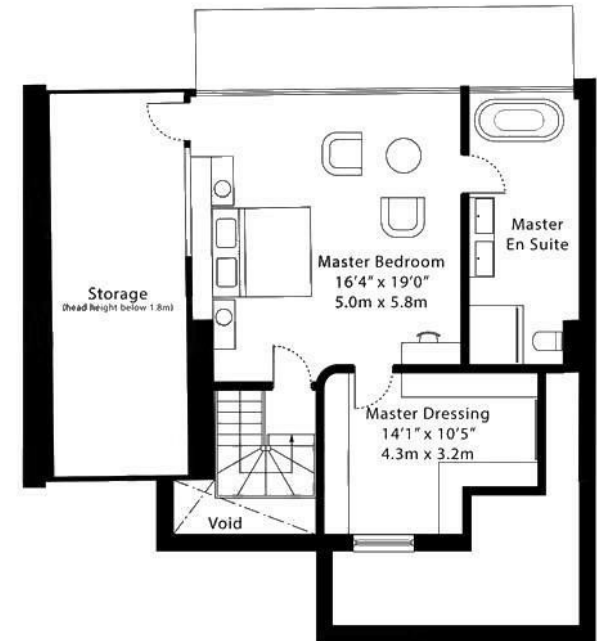
- Prime waterfront position in prestigious Lilliput
- Five bedrooms, including four generous double suites with luxurious en suites
- Principal bedroom with full-height glazing
- Generous accommodation approaching 4000 Sq ft
- Stunning open-plan kitchen, dining and living space with direct garden and pool access
- Level landscaped garden with swimming pool and pool room/garden office
- Oversized garage, currently arranged as a gym, plus ample ancillary space
- Spa-style bathroom overlooking the water



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area (including storage and terrace)  
3939 sq ft / 365 sq m

Illustration for identification purposes only, measurements are approximate, not to scale

# LLOYDS

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