



PEARCE GARDENS,  
LILLIPUT











# DETAILS

**\*\*SOLD OFF MARKET\*\*** Located just moments from Poole Harbour and Whitecliff Park, this spacious four-bedroom detached house offers the ideal blend of comfortable family living and an enviable coastal lifestyle. Set within catchment for Lilliput Infant and Baden Powell Junior Schools, the property is perfectly positioned for families and those seeking easy access to the water.

This well-maintained home is thoughtfully laid out and ideal for both families and those looking for flexible space to suit modern living. Upon entering, a generous entrance hall welcomes you, offering access to all principal ground floor rooms.

Situated in one of Lilliput's most desirable roads, this home is a mere two-minute walk from the water's edge. While the area is famous for its coastal lifestyle, this property benefits from a "hidden" local gem: the Pearce Avenue footpath. Located directly next to the house, this path provides immediate, level access to the sea, a feature often overlooked by those unfamiliar with the secret shortcuts of Whitecliff. This proximity makes the nearby paddleboard launch spots, Harbourside parkland, and prestigious sailing clubs feel like a natural extension of your own front door. Residents also enjoy access to a private communal meadow.

The main living area is a bright and spacious dual-aspect lounge and dining room, with large windows at the front and French doors opening to the garden at the rear. The Purbeck Stone fireplace adds character and serves as a central focal point, while the open-plan layout provides versatility for both entertaining and relaxing.

The kitchen is a smart, Shaker-style design with plentiful worktop and cupboard space. It features integrated appliances including a fridge/freezer, dishwasher, and microwave. A door from the kitchen opens directly to the rear garden, making it easy to enjoy indoor/outdoor living during warmer months.

Also on the ground floor is a useful downstairs cloakroom and access to the integral garage, which includes a practical utility area with space for laundry appliances and further storage. The garage could also be reconfigured to suit a variety of uses, subject to planning.

Upstairs, the home offers four double bedrooms. The primary bedroom benefits from an en-suite bathroom (with shower attachment), while the remaining bedrooms share a well-appointed family shower room. A loft hatch on the landing provides access to additional storage or potential conversion (subject to necessary consents).

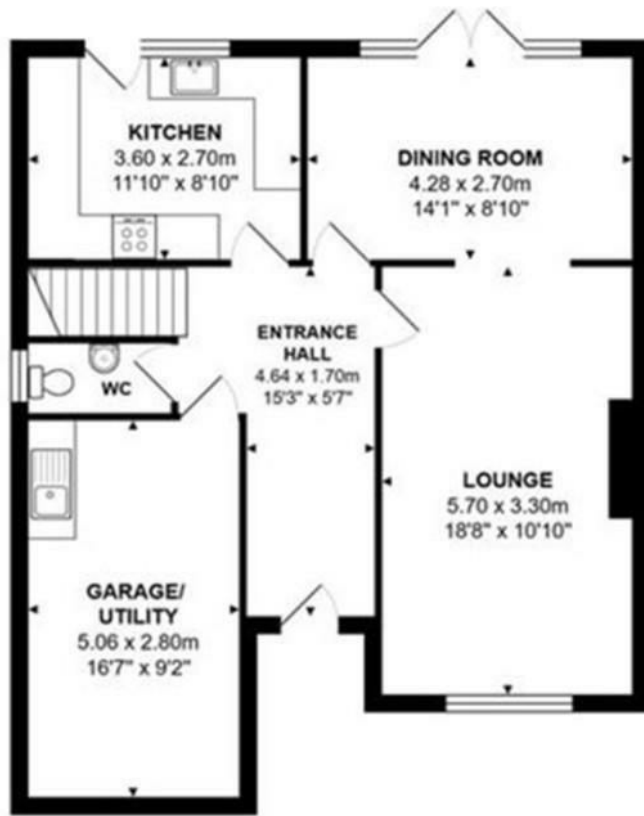
Externally, the rear garden is a real highlight, private, mature, and bordered with well-established planting. Side access connects the rear garden with the driveway at the front, which comfortably accommodates multiple vehicles.

# AT A GLANCE

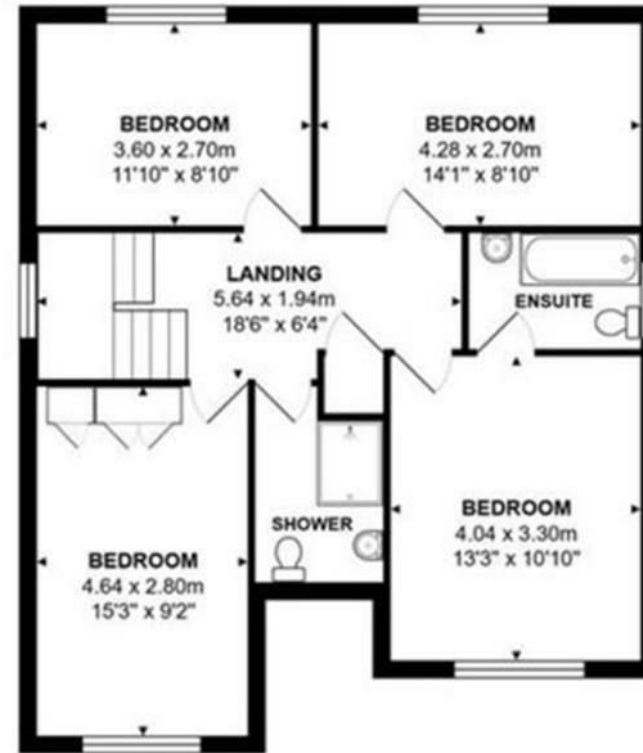
Guide price:	£850,000
Tenure:	Freehold
Stamp Duty:	£34,750.00 (Main Home)
Local Authority:	BCP Council
Council Tax:	£3,513.68 Band F

# KEY FEATURES

- Four-bedroom detached house in a premier road.
- No forward chain and approximately 1,467 sq. ft of internal space.
- Located within Lilliput Infant and Baden Powell Junior school catchments.
- Moments from Poole Harbour, Whitecliff Park, and local sailing clubs.
- Bright, dual-aspect lounge/dining room with a Purbeck Stone fireplace.
- Modern Shaker-style kitchen with integrated appliances and garden access.
- Four double bedrooms, including a primary bedroom with an en-suite.
- Mature, secluded rear garden with well-established planting.
- Integral garage with a utility area and a large private driveway.
- Exclusive access to a private residents' meadow.



Ground Floor



First Floor

Total Area: 138.4 m<sup>2</sup> ... 1489 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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