



WHITE PINES

LILLIPUT ROAD, CANFORD CLIFFS, BH14 8JY

A MAGNIFICENT NEW DEVELOPMENT OF SEVEN LUXURY APARTMENTS
ON THE EXCLUSIVE LILLIPUT ROAD IN CANFORD CLIFFS



“White Pines is an imposing development in the style of an Italian villa which delivers the perfect combination of modern elegance and contemporary living.”



A BLEND OF MODERN ELEGANCE & CONTEMPORARY LIVING

Lilliput Road is situated in the affluent district of Canford Cliffs and conveniently located close to both the highly regarded village of Canford Cliffs and the charming Lilliput Village as well as the world famous blue flag beaches and Sandbanks Peninsula.

Set back from the prestigious Lilliput Road, this impressive development comprises of seven apartments, including two penthouses, all boasting their own private terrace, balcony or roof garden. This provides the perfect platform to sit amongst the idyllic pines and picturesque surroundings. Each apartment offers high specification interiors with luxurious fittings throughout to satisfy the most discerning of buyers.

An underground car park has been specifically provided to ensure an additional level of security for residents. Each apartment has two allocated parking spaces as well as a private storage unit. The car park also features charging points, future proofing the development for electric cars.

White Pines owners will enjoy a truly enviable lifestyle in one of the South Coast's more desirable residential locations.



Bournemouth & Wider Area

Bournemouth is now alive with business and culture as well as being surrounded by natural attractions such as The New Forest, the Purbeck Hills and Dorset's Jurassic coast. So whether it's golf, hiking, cycling, fine dining, theatre or shopping that interests you, Bournemouth and its surrounds truly has it all.

History Behind Lilliput Road

Lilliput Road is a charmingly named street that brings to mind one of Jonathan Swift's best-loved novels. The story behind the road's name has fascinated inhabitants for generations. The most plausible explanation is that it stems from Lilliput House - a sizeable mansion that stood nearby in the late 18th century and was home to a member of the locally renowned Gulliver family.

Canford Cliffs

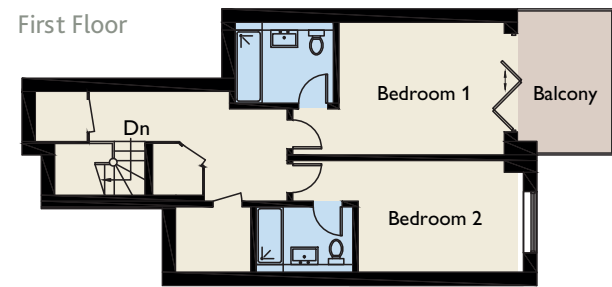
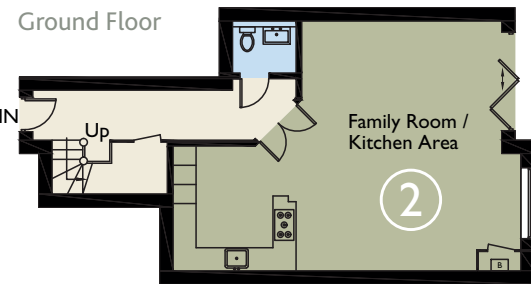
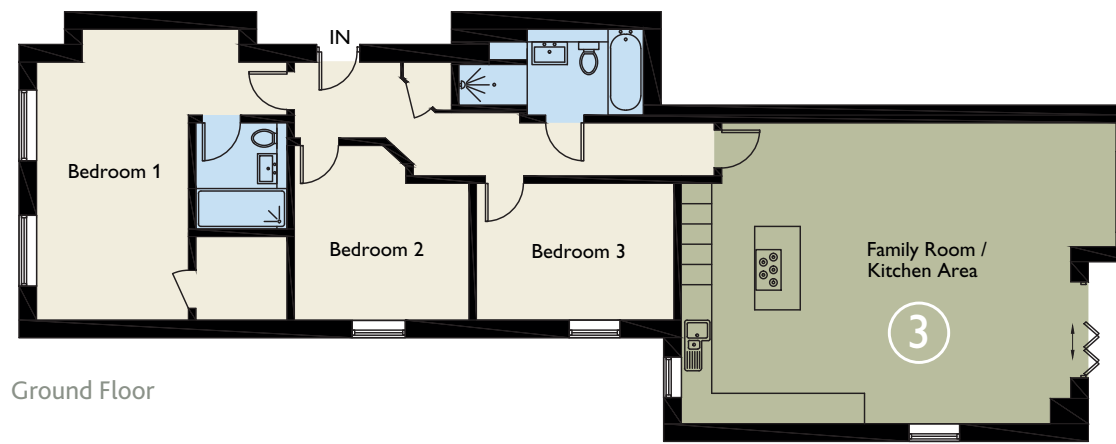
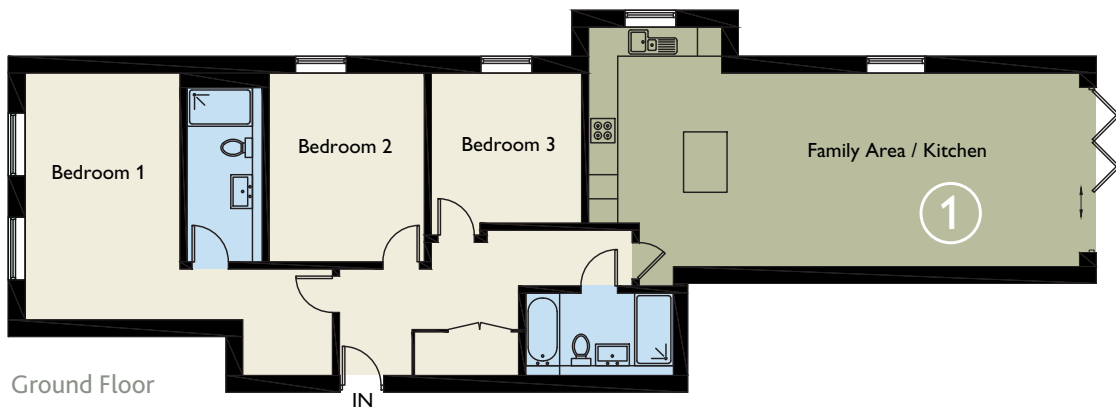
Canford Cliffs is a vibrant village, highly regarded by residents and visitors alike. The village offers an array of cafes, bars and restaurants, together with an eclectic mix of individual and contemporary boutiques and businesses including a luxury hair and beauty spa and artisan bakery alongside the more traditional village facilities of post office and village hall. The delightful leafy setting gives way to wonderful walks on well-trodden chines through woodland, to the cliff edge and beach below; a tranquil haven with stunning vistas.



AN IMPRESSIVE DEVELOPMENT SET AMONGST IDYLIC PINES IN PICTURESQUE SURROUNDINGS



WHITE PINES | FLOOR PLANS

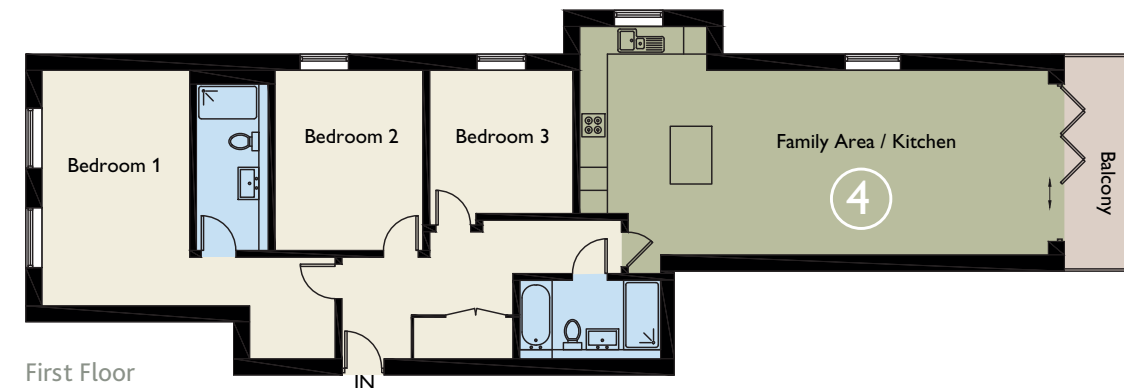


APARTMENT 1			
Family Room/Kitchen	10.16m x 4.24m	33'4" x 13'11"	
Bedroom 1	5.10m x 3.25m	16'9" x 10'8"	
Bedroom 2	3.92m x 3.08m	12'10" x 10'1"	
Bedroom 3	3.10m x 3.09m	10'2" x 10'2"	

APARTMENT 2			
Family Room/Kitchen	9.03m x 6.48m	29'8" x 21'3"	
Bedroom 1	4.28m x 3.45m	14'1" x 11'4"	
Bedroom 2	4.31m x 2.90m	14'2" x 9'6"	

APARTMENT 3			
Family Room/Kitchen	7.67m x 5.94m	25'2" x 19'6"	
Bedroom 1	5.77m x 3.00m	18'11" x 9'10"	
Bedroom 2	3.50m x 3.47m	11'6" x 11'5"	
Bedroom 3	3.89m x 2.70m	12'9" x 8'10"	

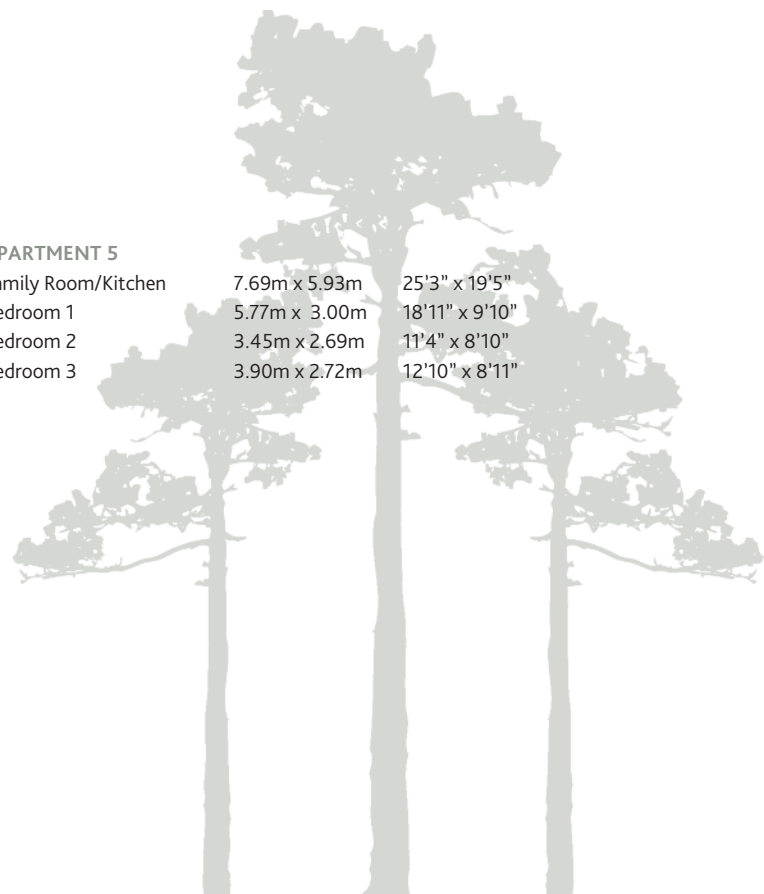
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APARTMENT 4			
Family Room/Kitchen	10.16m x 4.20m	33'4" x 13'9"	
Bedroom 1	5.10m x 3.21m	18'11" x 9'10"	
Bedroom 2	3.90m x 3.19m	12'10" x 10'6"	
Bedroom 3	3.11m x 3.09m	10'2" x 10'2"	



APARTMENT 5			
Family Room/Kitchen	7.69m x 5.93m	25'3" x 19'5"	
Bedroom 1	5.77m x 3.00m	18'11" x 9'10"	
Bedroom 2	3.45m x 2.69m	11'4" x 8'10"	
Bedroom 3	3.90m x 2.72m	12'10" x 8'11"	



WHITE PINES | FLOOR PLANS



SPECIFICATION

KITCHEN

- Individually designed hand built kitchens with the latest built in BOSCH appliances.
- Bosch integrated dishwashers,
- Induction hobs all by BOSCH (penthouse have latest integrated down draft extraction with vapor pan)
- Extractor fans (Feature a selection of ceiling hung, discreet wall hung and the latest down draft styles)
- Series 8 Combi Oven/Microwave and a Series 8 Oven all by Bosch
- Boiling water taps to (Penthouses only)
- Fully Integrated fridge /freezers
- Wine fridge (Penthouse A)
- High quality Silestone (or Similar) work tops and splash backs/upstands.
- Individually designed breakfast bar inserted stone work.

FLOORING

- Highest quality KARNDEAN flooring to halls and living areas, High quality bleach cleanable carpets to bedrooms.

BATHROOMS

- Latest bathroom furniture including three way controllable shower valves with water fall, rain head from the latest shower BLADE, separate hand held showers.
- All baths have the latest all-in-one filler, thermostatic controllable and overflow system for cleaner lines and maintenance.
- Contemporary white basins with vanity units for storage, wall hung toilets with latest slim line slow close seats.
- Italian supplied shower door screens complete with slow open/close systems.
- Bespoke basin taps designed to match the bathroom decor.

- White marble tiles mixed with contemporary style grey porcelain tiles to create that individual bathroom design to all bathrooms.
- Separate baths and showers to all apartments. (Apartment 2 has 2 x Showers and WC, no bath).

BEDROOMS

- Large well designed bedrooms leaving space for KING size bed in the master bedrooms.
- High ceilings throughout all apartments.
- Wire with the latest CAT6 cables to all rooms to provide the best possible internet access.

GARAGE

- A well designed self draining driveway entrance wide enough for cars to pass, complete with a shallow gradient for easy of pedestrians and low level sports cars.
- Large fully finished underground secure parking with high ceilings, high enough for all large 4x4's
- Completely separate lockable storage areas with power points and lighting within the underground garage area.
- 2 x Car Park spaces for all apartments including individually metered electric charging points for Electric cars in each parking zone.
- Lift to ALL floors from heated lobby area in the garage.
- Naturally vented garage area.

GENERAL

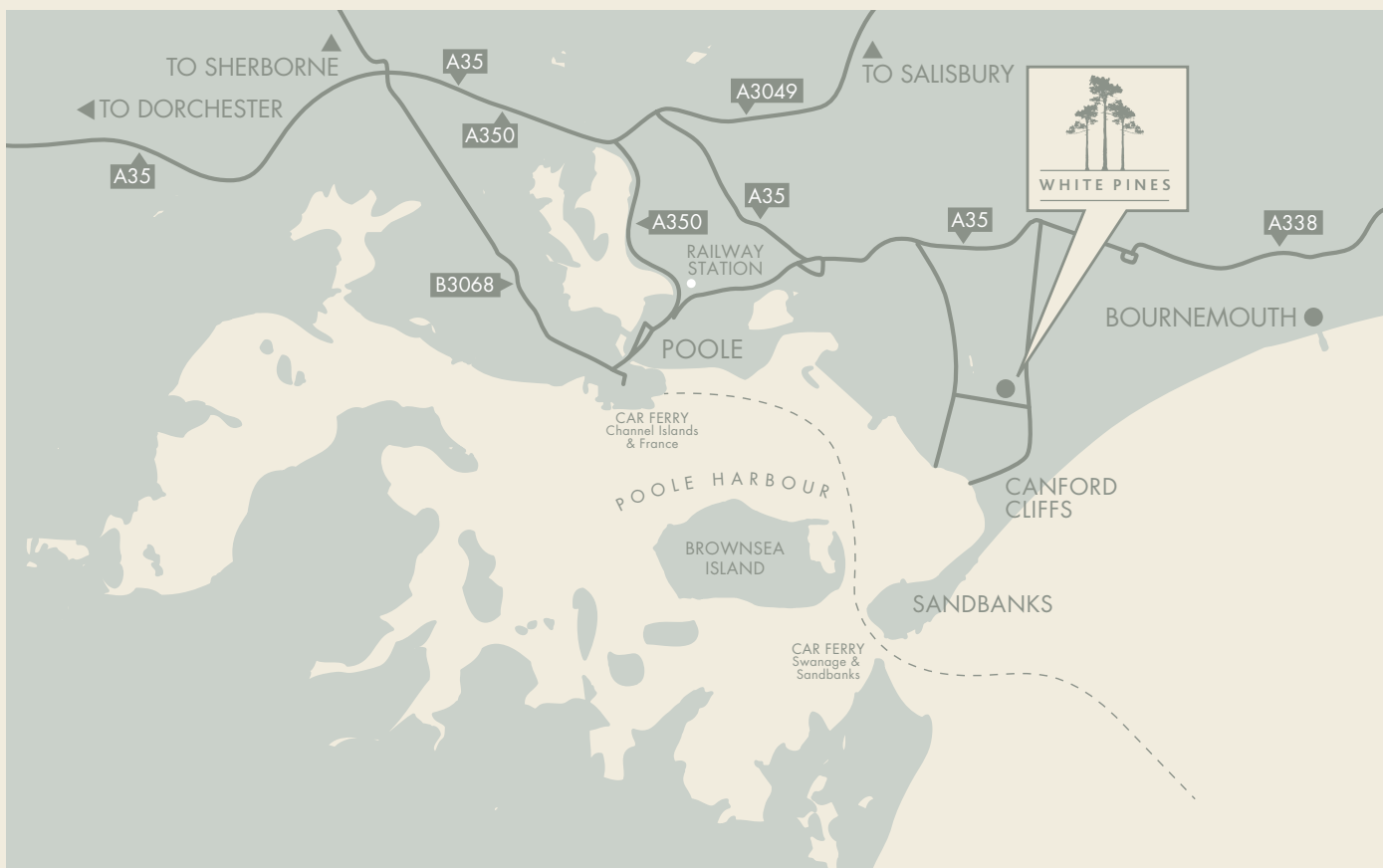
- Communal hallway areas created to flood the hallway with light, mirrors on all levels with integrated low energy lighting, robust commercial grade stair carpet with central runner and black iron metalwork handrails.
- External timed lighting for both practical use and warm winter lighting.
- Gated landscaped gardens and private gardens with patio areas.

- Discreet bin wooden clad bin store close to the road for ease of use.
- Modern mix of solid fire doors and glass fire doors with high quality handles.
- White Pines has been installed with a communal SKY dish system ready for connection throughout the building (subject to SKY contract)
- White walls throughout, ready for any owner to apply their unique flair and design to finish creating the homely feel.
- All apartments have been designed to live in, with the space this way it creates a flowing feel while keeping the practical areas of storage and living space.
- 10 Years Warranty
- Share of Freehold.
- All external grass areas will be maintained on a set weekly basis (seasonally rated to growth), includes private grass gardens areas, woodlands to the rear, sides and front communal areas. driveway and pathways, garage and garage lobby area.
- Common areas internally will have a weekly cleaning company attend.

MECHANICAL SPECIFICATION

- Individual metered properties for water usage, heating, electric (this includes the garage charging point and storage areas).
- Gas fired wet underfloor heating throughout.
- Individual thermostatic room control panels in each area
- Gas fired Worcester Bosch boilers (Penthouse A has a Joule pressurized cylinder & system boiler)
- Background highly cost effective Eco friendly heat recovery systems, no extractor fans, no mold or mildew, fresh air continuously while at home or away from the residence.
- Naturally vented underground parking with fob operated security gate.





THE PERFECT LOCATION

Favourite destinations –

Canford Cliffs beach	0.8 miles	
Canford Cliffs village	0.5 miles	
Lilliput Village	0.8 miles	
Sandbanks beach	1.4 miles	
Poole Harbour	2.2 miles	
Poole Town Centre	3.5 miles	
Bournemouth train station	4.3 miles	
Bournemouth Airport	10.1 miles	
London (1 hour 50mins by train)	110 miles	

FOR FURTHER DETAILS AND TO MAKE AN APPOINTMENT TO VIEW-



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Poole, BH13 7LP

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savills.co.uk

IMPORTANT NOTICE

The joint agents, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

FOR CLARIFICATION

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.