



## MODERN DETACHED HOME IN PRIME COASTAL LOCATION

LILLIPUT, POOLE, DORSET

Freehold

savills

## WITHIN THE LILLIPUT AND BADEN POWELL SCHOOL CATCHMENT AREA

### LILLIPUT, POOLE, DORSET BH14 8LG

#### Freehold

2 reception rooms ♦ 4 bedrooms ♦ 3 bath/shower rooms (2 en suites) ♦ Study ♦ Ground floor cloakroom ♦ Garage ♦ External changing room and shower area ♦ EPC rating = C

#### Situation

Lilliput Shops – 270 metres

Sandbanks (Shore Road car park) – 1.3 miles

Poole Town Centre (Dolphin Shopping Centre) – 2.2 miles

Bournemouth Town Centre – 4.5 miles

Bournemouth Airport – 10 miles

All distances and times are approximate

Lilliput Shops – 270 metres

Sandbanks (Shore Road car park) – 1.3 miles

Poole Town Centre (Dolphin Shopping Centre) – 2.2 miles

Bournemouth Town Centre – 4.5 miles

Lilliput is a popular and sought after residential area close to the picturesque shoreline of Poole Harbour. Poole town centre itself offers a wide range of shopping, entertainment and recreational facilities and is only a little over two miles away. From Poole it is possible to catch a ferry to either mainland France or the Channel Islands. The world famous Sandbanks peninsular is also close by with its award winning beaches and car ferry linking the Isle of Purbeck and its Jurassic coastline.

Local mainline stations connect to London Waterloo in 2 hours. The M27 and M3 provide links to major towns and cities, such as Southampton, Winchester and London. For international connections, Bournemouth Airport is away.

#### Description

A modern and spacious detached property ideally located close to the amenities of Lilliput. The nearby Blue Flag award winning beaches at





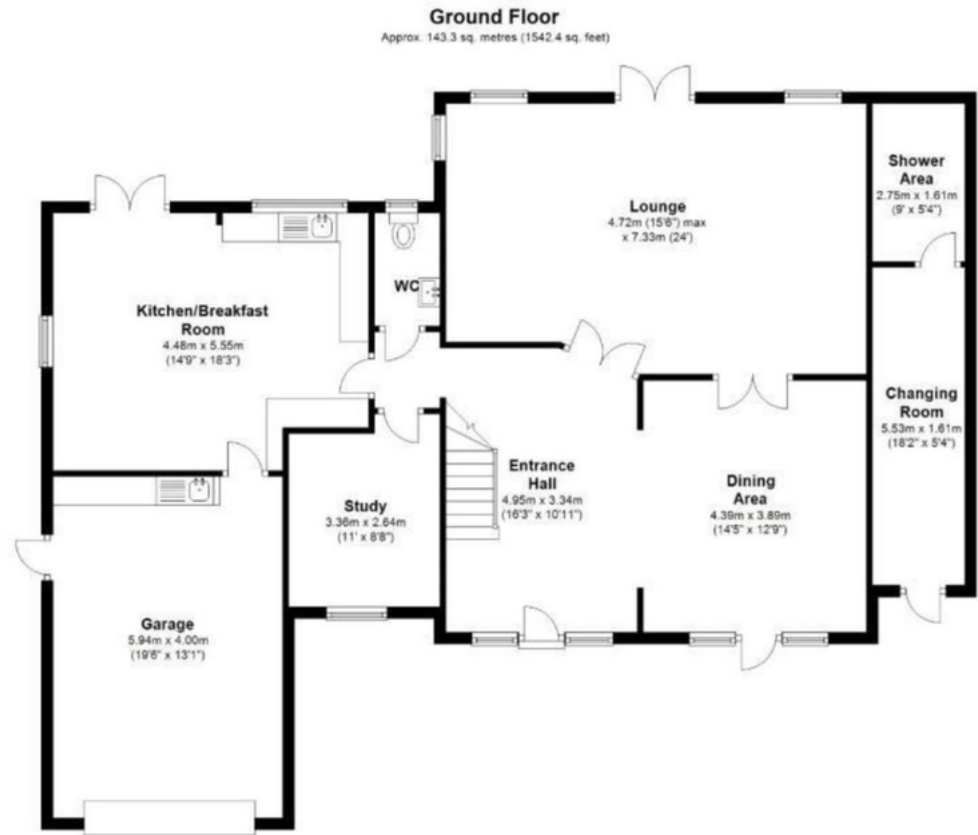
Sandbanks and the shoreline of Poole Harbour are also nearby.

- Video entry system
- Gated entrance
- Under floor gas fired central heating
- Coated aluminium double glazed windows throughout
- Fully fitted kitchen with central island and integral appliances
- Lounge with feature stone fireplace and gas fire
- Well appointed bath/shower rooms with high quality bath and shower suites
- Spacious accommodation arranged over just two floors
- Covered external shower and changing room area
- Integral garage with wide driveway offering off road parking
- Large level private garden to the rear of the property
- Footpath on Brownsea View Avenue providing shortcut to Lilliput School
- Approximately 270 metres from the local shops and facilities
- Close to Poole Harbour and the award winning Blue Flag beaches at Sandbanks

**Viewing:**

Strictly by appointment with Savills





Total area: approx. 240.3 sq. metres (2586.6 sq. feet)

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Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		