



**Reflections, 3 Gardens Road, Lilliput, Poole BH14 8JF**  
**£3,995,000 Freehold**





### Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Salterns Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Welcome to a waterfront retreat where luxury meets coastal charm. This prime residence on Gardens Road, Lilliput is arranged over two floors and offers spacious accommodation approaching 4000 SQFT.

### Property Comprises

The ground floor accommodation boasts a well-appointed kitchen/dining room equipped with modern appliances and a separate lounge, perfect for entertaining guests with a backdrop of the mesmerizing waterfront. Also on this floor is a separate utility room and an office. Both the lounge and kitchen both allow access onto the rear garden which is decked area, perfect for entertaining or watching the sunset over the water.

Onto the first floor there are four double bedrooms, two of the bedrooms feature en-suite bathrooms, while a well-designed family bathroom serves the other two bedrooms. The main bedroom is a particular feature, with built in wardrobes, en suite and floor to ceiling windows boasting the views of the harbour as you wake up.

Externally, there is a slipway at the rear of the property, a large driveway for parking ample vehicles behind a pair of electric gates and a garage.



### Ground Floor

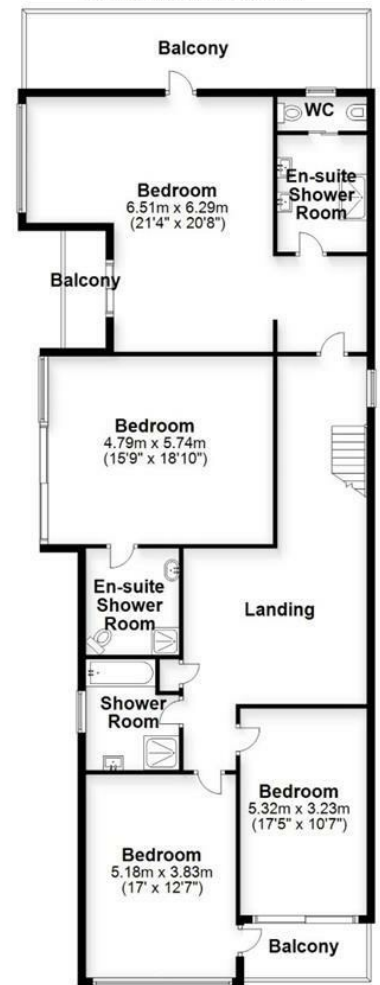
Main area: approx. 153.2 sq. metres (1649.3 sq. feet)  
Plus garages, approx. 22.8 sq. metres (245.5 sq. feet)



Main area: Approx. 316.2 sq. metres (3403.5 sq. feet)  
Plus garages, approx. 22.8 sq. metres (245.5 sq. feet)  
Plus balconies, approx. 25.5 sq. metres (274.9 sq. feet)

### First Floor

Main area: approx. 163.0 sq. metres (1754.2 sq. feet)  
Plus balconies, approx. 25.5 sq. metres (274.9 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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| Energy Efficiency Rating                    |    | Current                 | Target     | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Target |
|---|----|-------------------------|------------|---|--|-------------------------|--------|
| Very energy efficient - lower running costs |    |                         |            | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |        |
| (92-100) A                                  | 80 | 84                      | (92-100) A | (92-100) A  |  |                         |        |
| (81-91) B                                   |    |                         | (81-91) B  |   |  |                         |        |
| (69-80) C                                   |    |                         | (69-80) C  |   |  |                         |        |
| (55-68) D                                   |    |                         | (55-68) D  |   |  |                         |        |
| (39-54) E                                   |    |                         | (39-54) E  |   |  |                         |        |
| (21-38) F                                   |    |                         | (21-38) F  |   |  |                         |        |
| (1-20) G                                    |    |                         | (1-20) G   |   |  |                         |        |
| Not energy efficient - higher running costs |    |                         |            | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |        |
| England & Wales                             |    | EU Directive 2002/91/EC |            | England & Wales   |  | EU Directive 2002/91/EC |        |