



£1,600,000

68 Blake Hill Crescent, Lilliput, Poole, BH14 8QS



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Situated in one of Lilliput's premier roads, this ideal family home is positioned on a large south facing plot, benefiting from four double bedrooms, open plan living and views towards the Purbeck Hills/Poole Harbour.

- FOUR BEDROOMS, FOUR BATHROOMS
- VIEWS OF POOLE HARBOUR & THE PURBECK HILLS
- OPEN PLAN LIVING
- LARGE, SOCIABLE GARDEN
- SCOPE TO EXTEND (STPP)
- LILLIPUT SCHOOL CATCHMENT
- CLOSE TO PARKSTONE GOLF CLUB
- IDEAL FAMILY HOME
- STUDY ON THE TOP FLOOR
- SITUATED IN ONE OF LILLIPUT'S PREMIER ROADS

Local Authority **bcp**, Tax Band **G**, Tenure: **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 Parkstone Bay 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.

Property Comprises

This beautifully presented family home offers a remarkable sense of space and an abundance of natural light throughout, enhanced by its elevated position and sought-after south-west facing aspect. One of the standout features is the exceptionally large rear garden—lovingly landscaped and thoughtfully divided into distinct zones, including a spacious lawn for children to play and a generous patio, ideally positioned to enjoy sunny afternoons and open views.







Inside, the ground floor has been carefully designed with family life in mind. At its heart is a spacious family room that flows into a high-quality, well-equipped kitchen—perfect for everyday living and entertaining alike. There’s ample space for both dining and relaxing, with sliding doors opening out to a stunning raised decking area. A separate study or home office offers flexibility for remote working or quiet focus, while a practical utility room and downstairs WC complete the ground floor.

Upstairs, the first floor features three spacious double bedrooms, two of which enjoy their own en suite bathrooms—ideal for older children or guests—alongside a stylish family bathroom. The top floor is dedicated to a luxurious principal suite, complete with a large dressing area, additional study or quiet retreat space, and a beautifully appointed en suite.

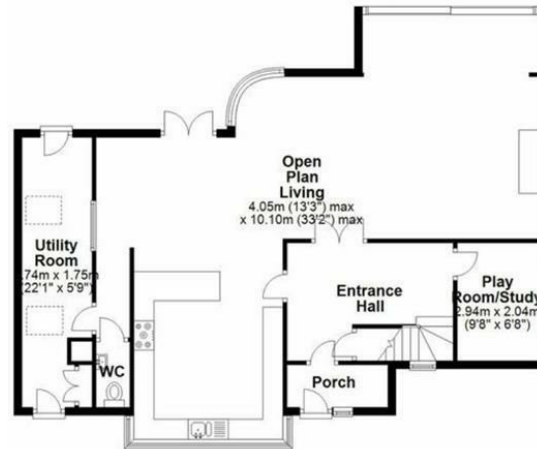
Externally, the home benefits from a private garage and a generous driveway with space for several vehicles—offering both convenience and security for modern family living.



Garage
Approx. 25.3 sq. metres (272.7 sq. feet)



Ground Floor
Approx. 104.0 sq. metres (1119.7 sq. feet)

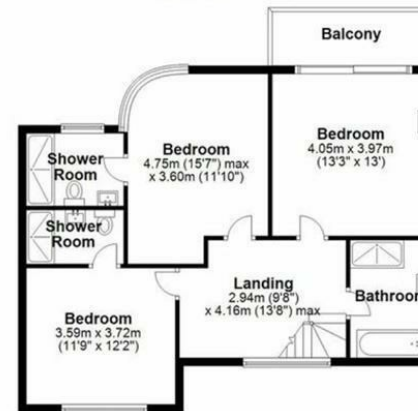


Main area: Approx. 264.3 sq. metres (2844.4 sq. feet)
Plus balconies, approx. 17.3 sq. metres (185.7 sq. feet)

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 (Tel: 01202 556006)
Plan produced using PlanUp.

First Floor

Main area: approx. 73.0 sq. metres (786.0 sq. feet)
Plus balconies, approx. 5.4 sq. metres (57.7 sq. feet)



Second Floor

Main area: approx. 61.9 sq. metres (666.0 sq. feet)
Plus balconies, approx. 11.9 sq. metres (128.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
EU Directive 2002/91/EC		



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