



Asking Price £1,650,000
42 Blake Hill Crescent, Lilliput, Poole, BH14 8QS



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****NO FORWARD CHAIN**** An immaculately presented detached family home situated in an excellent position in Lilliput. The property boasts harbour views, a large west facing rear garden and over 3000 Sq.FT of accommodation.

- EXCELLENT LOCATION
- OVER 3000 SQFT OF ACCOMMODATION
- FOUR BEDROOMS, THREE BATHROOMS
- LARGE SUNNY REAR GARDEN
- QUIET CRESCENT
- VENDOR SUITED
- HARBOUR VIEWS
- EXTREMELY WELL PRESENTED



Local Authority **bcp**, Tax Band **G**, Tenure: **Freehold**



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Lilliput

The property is located in the heart of Lilliput and within a short 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 contemporary dwelling occupies an excellent and quiet position at the brow of the hill at Blake Hill Crescent - having well thought out architectural design features throughout. With a large and sunny family garden it has much to offer.

The internal accommodation extends to over 3,000 square feet and it includes four double bedrooms and three bathrooms with the principal bedroom on the top floor benefiting from a private sun balcony and enjoying views across Poole Harbour and the Purbecks beyond.

The living space includes a beautifully fitted contemporary kitchen with







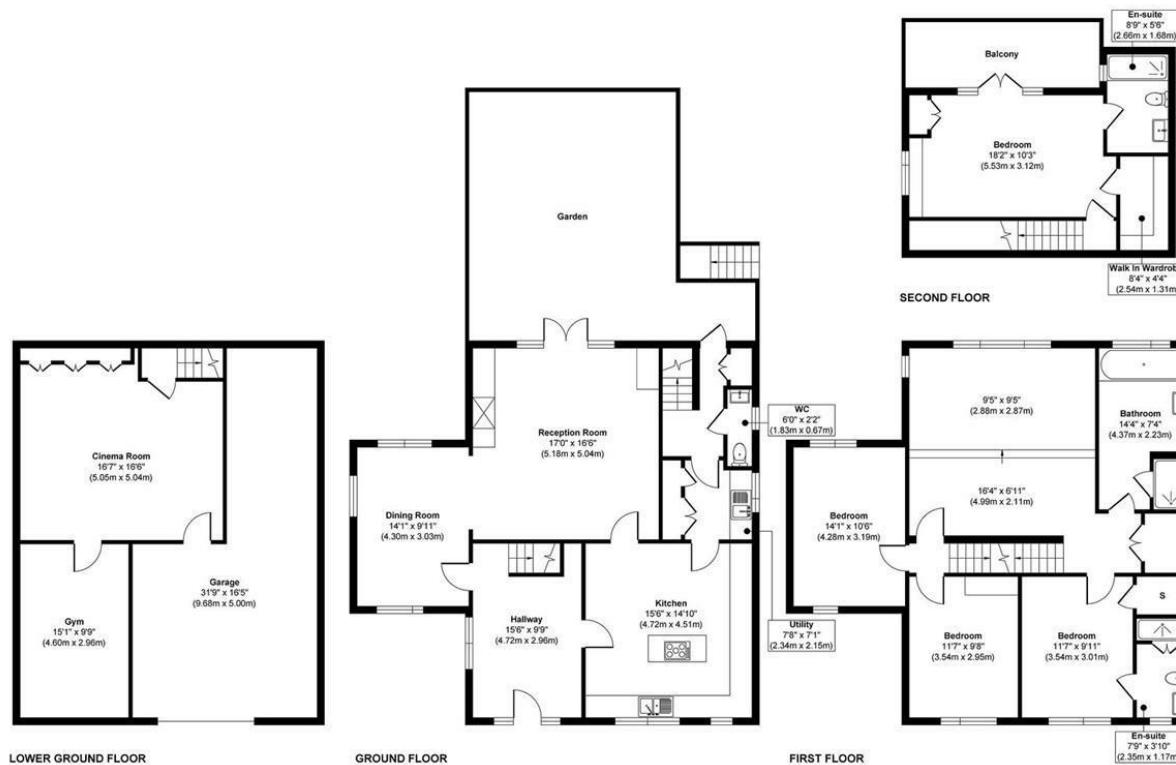
centre island and breakfast bar and impressive open plan living and dining room, with a spectacular double height gallery above allowing for views of the harbour and letting in tonnes of natural light, the ground floor also benefits from a utility room and WC.

To the lower ground floor there is a cinema / media room, a gymnasium as well as an integral garage and workshop area to the rear.

The unusually large and private rear garden is a particular feature of the property and it includes a large decked terrace making for an excellent entertaining area to enjoy the afternoon and evening sun. There is also a dog washing station to the side of the house. The property is situated in a popular location and is within catchment for some of the areas most sought after schools, meaning it has all the attributes needed to make a great family home.

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Approximate Gross Internal Area
 Main House = 2713 sq ft - 252 sq m
 Garage = 388 sq ft - 36 sq m
 Total = 3101 sq ft - 288 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | 61 |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

