

Luxury+Prestige

# COMPTON HEIGHTS

47 & 47A COMPTON AVENUE, LILLIPUT, POOLE, BH14 8PU









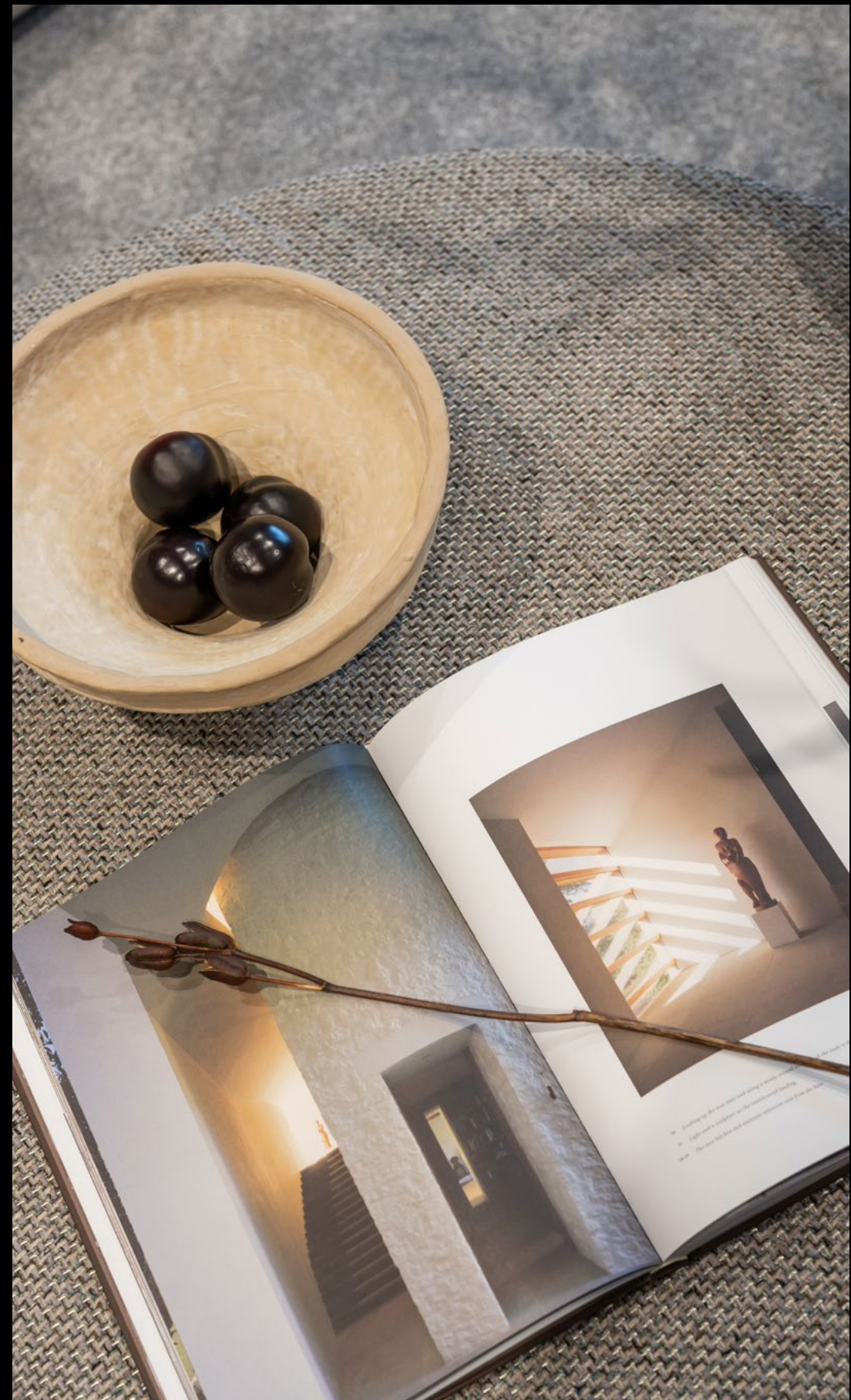


































# TAKE A STEP INSIDE



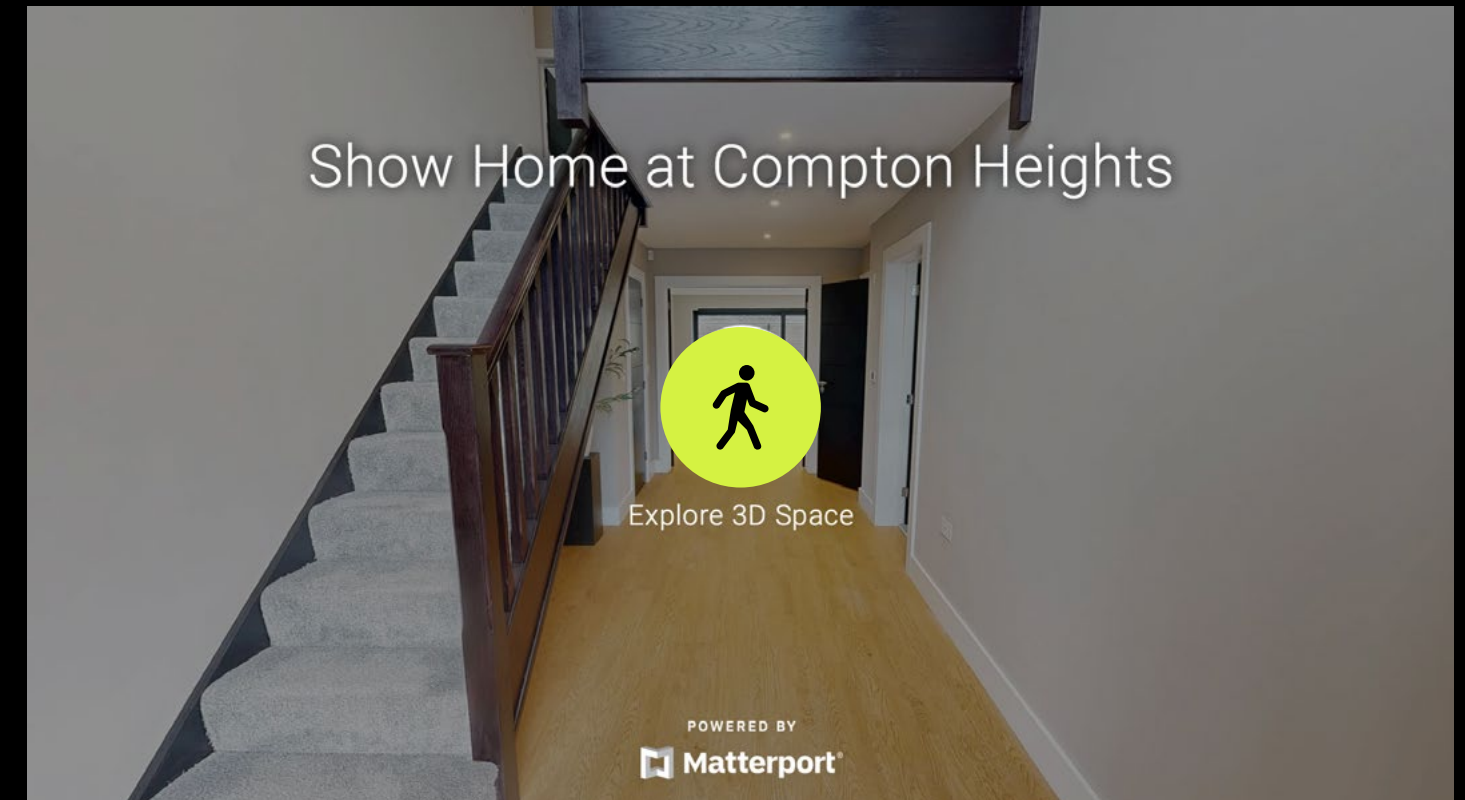
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.



## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.





# Floorplan

Compton Heights,  
47/47A Compton Avenue, Lilliput  
Poole, BH14 8PU

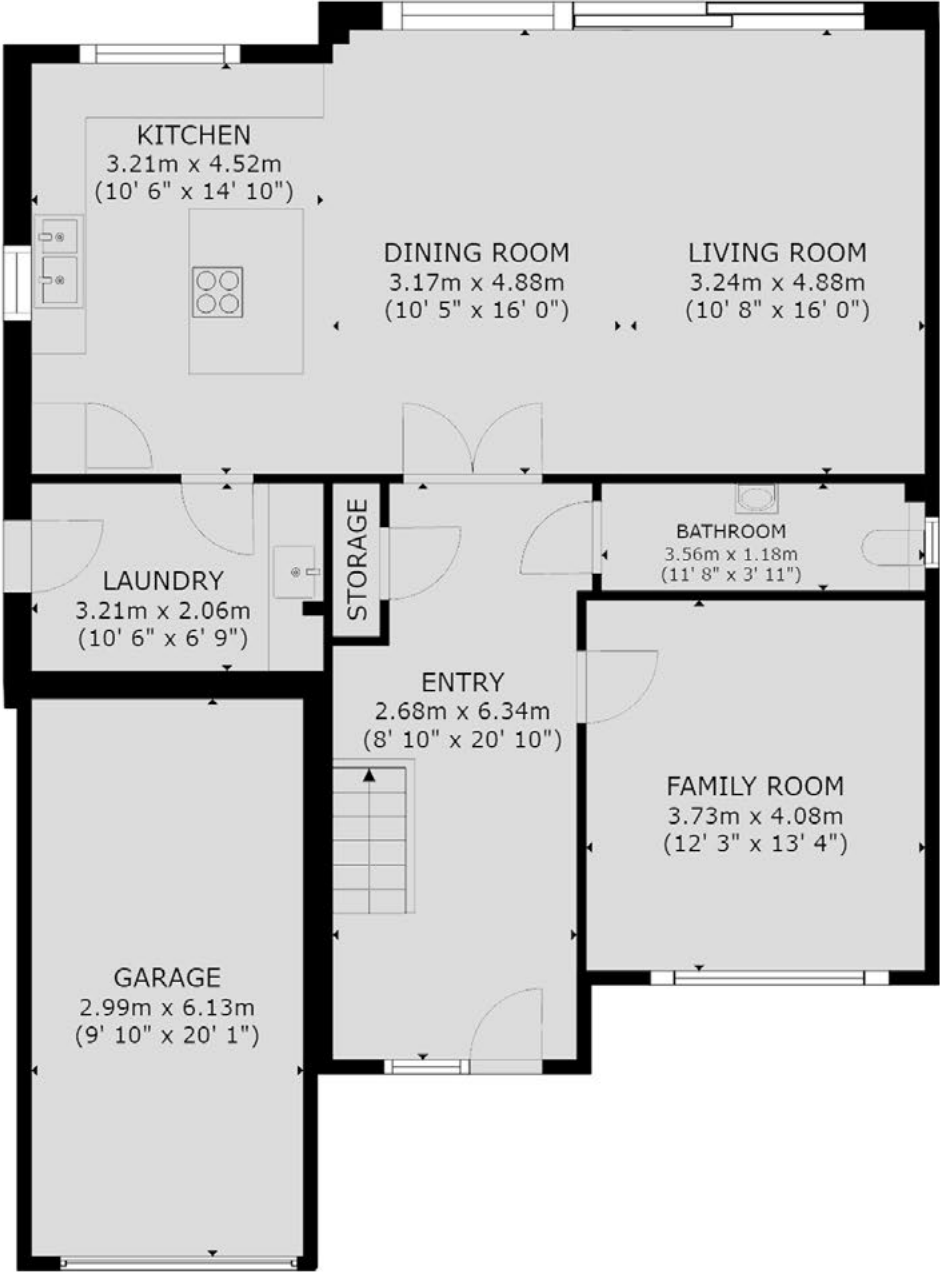
GROSS INTERNAL AREA

House:  
Ground Floor: 1,016 sq. ft / 94 m²  
First Floor: 1,095 sq. ft / 102 m²  
Total: 2,111 sq. ft / 196 m²

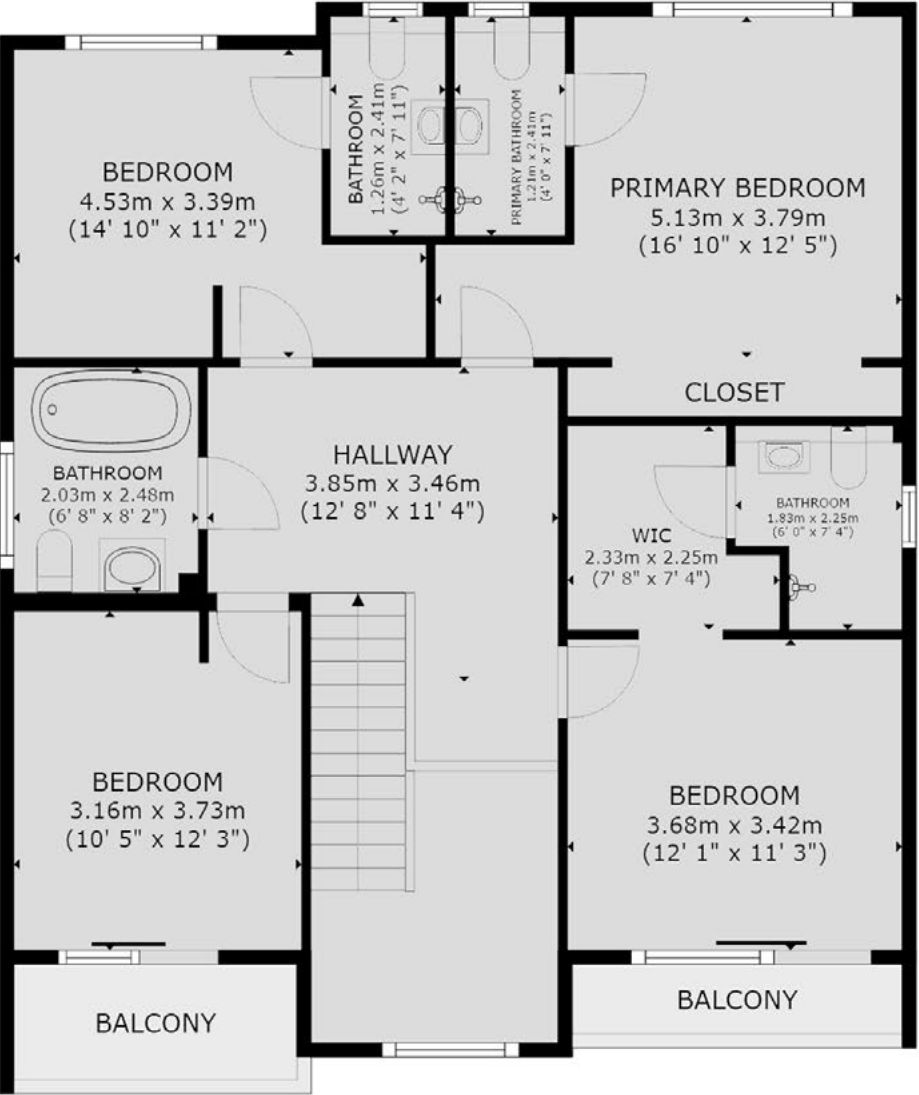
Garage: 197 sq. ft / 18 m²

Overall Total: 2,308 sq. ft / 214 m²

Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



FIRST FLOOR



# Summary

Compton Heights is a pair of stunning, newly built contemporary homes located on a sought-after road in Lilliput.

These homes offer a perfect blend of modern design and practical living, with easy access to local shops, the iconic Poole Harbour, and highly regarded first and middle schools. On the ground floor, you'll find open plan living spaces, a separate living room, utility room and cloakroom. The open gallery-style entrance hall, with its vaulted ceilings, leads you upstairs, where four double bedrooms await. Three of these bedrooms come with their own en suite bathrooms, while the master suite also boasts a dressing room, a luxurious bathroom, and its very own balcony. Finished to an exceptional standard, the homes include a modern kitchen with quartz countertops, top-of-the-range appliances, fully tiled bathrooms, and a 10-year structural warranty. The layout is ideal for family living, spanning two storeys, but it would also make an excellent lock-up-and-leave property for those seeking a stylish holiday home.

# Details

Guide Price:	£1,250,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£69,750**	
	Additional Home	£131,250**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + Striking new build home
- + Contemporary architectural features
- + 10 year structural warranty
- + Four double bedrooms, four bathrooms
- + Luxurious master with dressing area
- + Modern kitchen with quartz tops
- + Beautiful bathrooms by Porcelanosa
- + Galleried reception hall
- + Separate reception room
- + Off road parking and garage



# Our team



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