

Luxury+Prestige

KAIROS

13 GREENWOOD AVENUE, LILLIPUT, POOLE, BH14 8QD

























TAKE A STEP INSIDE



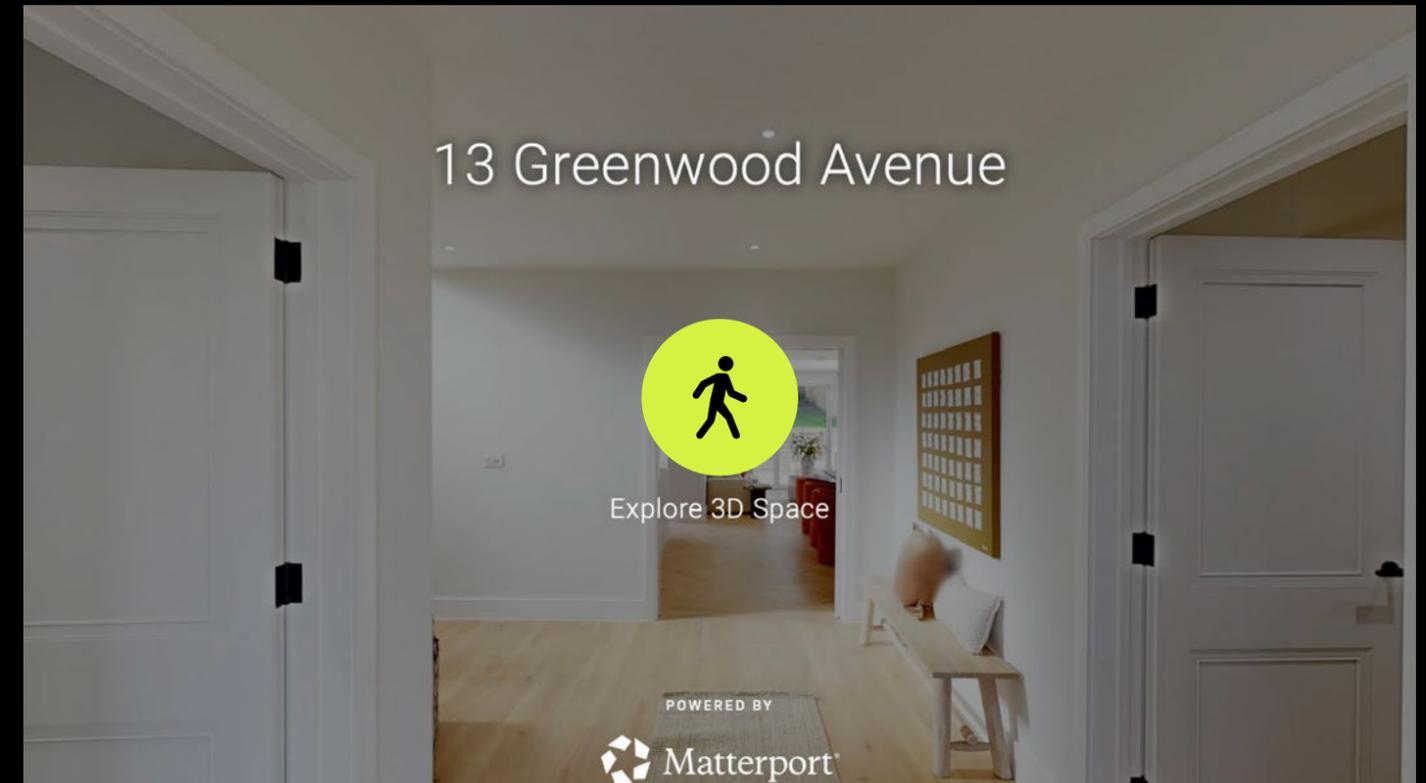
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



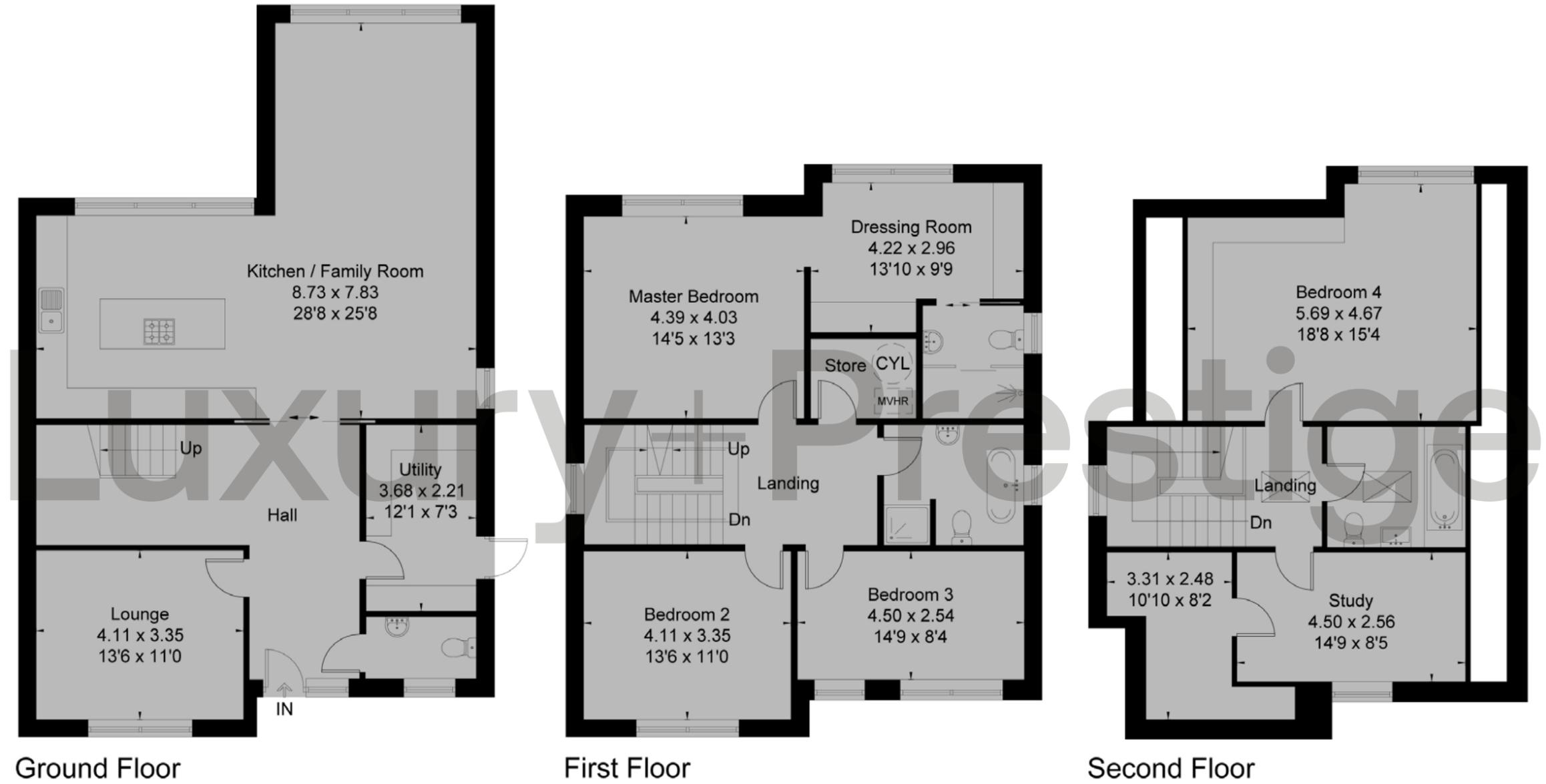
Floorplan

Kairos, 13 Greenwood Avenue
Lilliput, Poole, BH14 8QD

GROSS INTERNAL AREA

House: 2,666 sq. ft / 248 m²

Sizes and dimensions are approximate, actual may vary.



Drawn for illustration and identification purposes only by @fourwalls-group.com #88781

Summary

This striking contemporary property is ideally situated on Greenwood Avenue in the sought-after Lilliput area.

Just a short stroll from both Canford Cliffs Village and Lilliput's vibrant shopping parade, and with Poole Harbour close by, this home offers an enviable lifestyle in a prime coastal location. Spanning over 2,600 square feet, the home is thoughtfully designed to combine luxurious living with modern functionality. The ground floor features a stunning open-plan kitchen, dining and living area, perfect for both entertaining and everyday life. A separate living room, utility room, and cloakroom add to the versatility of the space. Upstairs, the principal suite provides a private retreat, complete with a walk-in dressing area and a luxurious en suite bathroom. There are three further bedrooms, two beautifully appointed bathrooms, and a dedicated study—ideal for working from home. The landscaped garden enjoys a South-Westerly aspect, featuring a part-paved area leading to a generous, level lawn—perfect for outdoor living. The property is approached via secure electric gates, with a driveway offering ample off-road parking for multiple vehicles. This unique home is finished to an exceptionally high standard, showcasing bespoke interiors and striking architectural details for a truly contemporary finish. The luxury specification includes underfloor heating throughout, air source heat pump, solar PV, heat recovery, water softener, car charger and CCTV. This beautiful home has been recently constructed by Peninsula Prestige who are well known for building luxury homes in local area.

Details

Guide Price: £1,775,000

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 £126,750**
Additional Home £215,250**

** 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: Electricity, water and drainage

Key features

- + **Stunning new build home**
- + **Contemporary design**
- + **Impressive open plan living space**
- + **Sumptuous principal suite**
- + **Ground floor reception room, cloakroom, utility room**
- + **Four bedrooms, three bathrooms**
- + **Extends to 2,666 square feet**
- + **Gated driveway**
- + **Furniture pack available by separate negotiation**
- + **Great garden**

Our team



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