

Luxury+Prestige

2 PART RIDGE WALK

LILLIPUT, POOLE, BH14 8HL

















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.

vimeo

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.

Matterport™

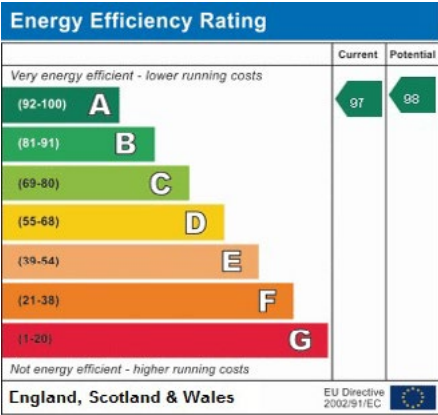
Floorplan

2 Partridge Walk
Lilliput, Poole, BH14 8HL

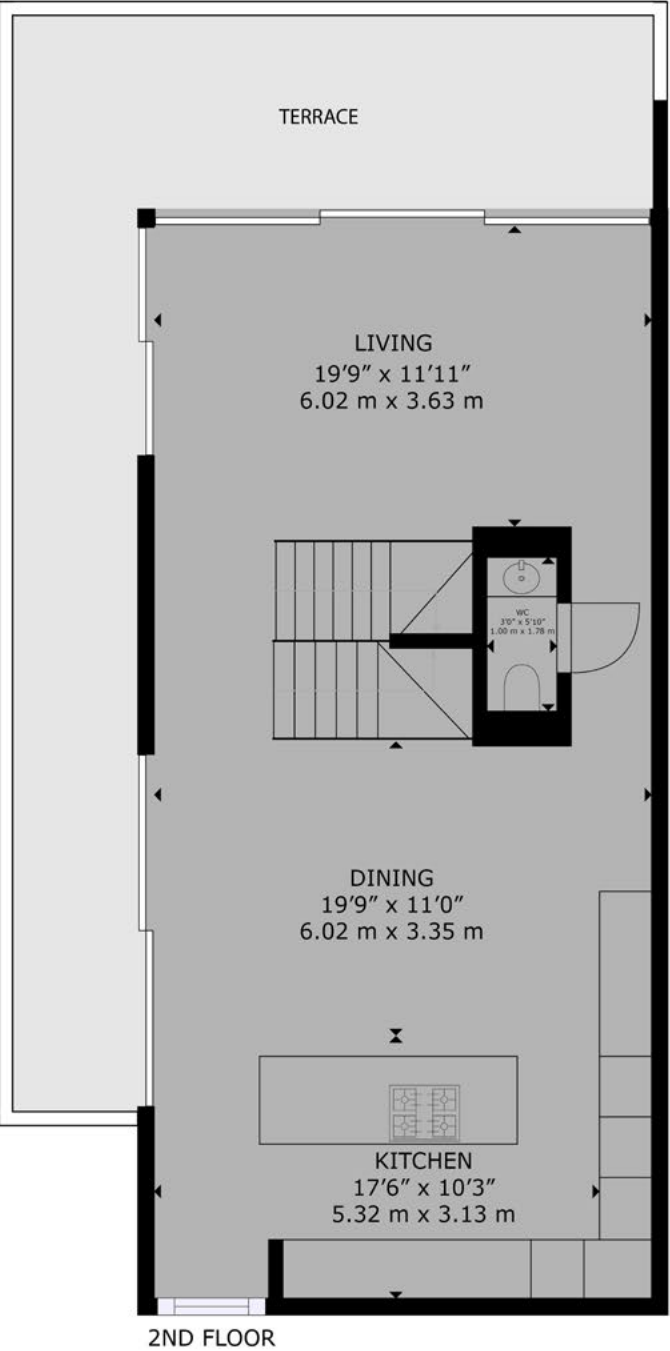
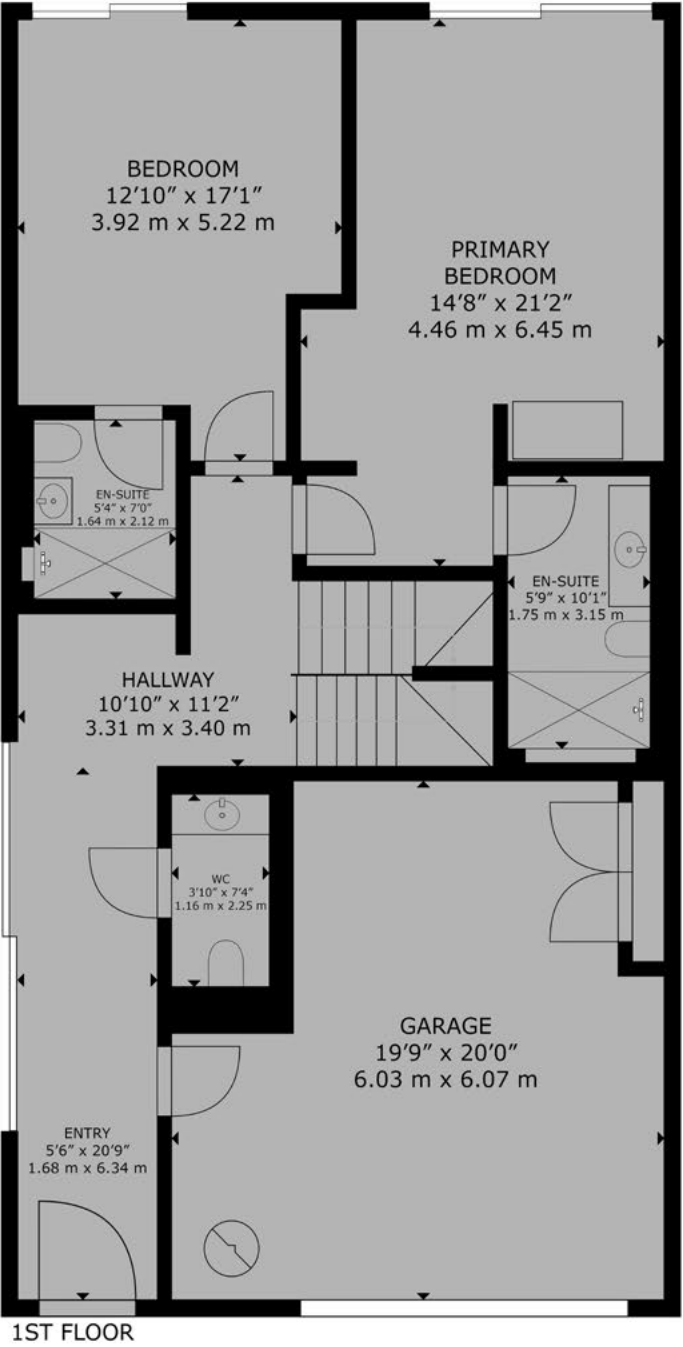
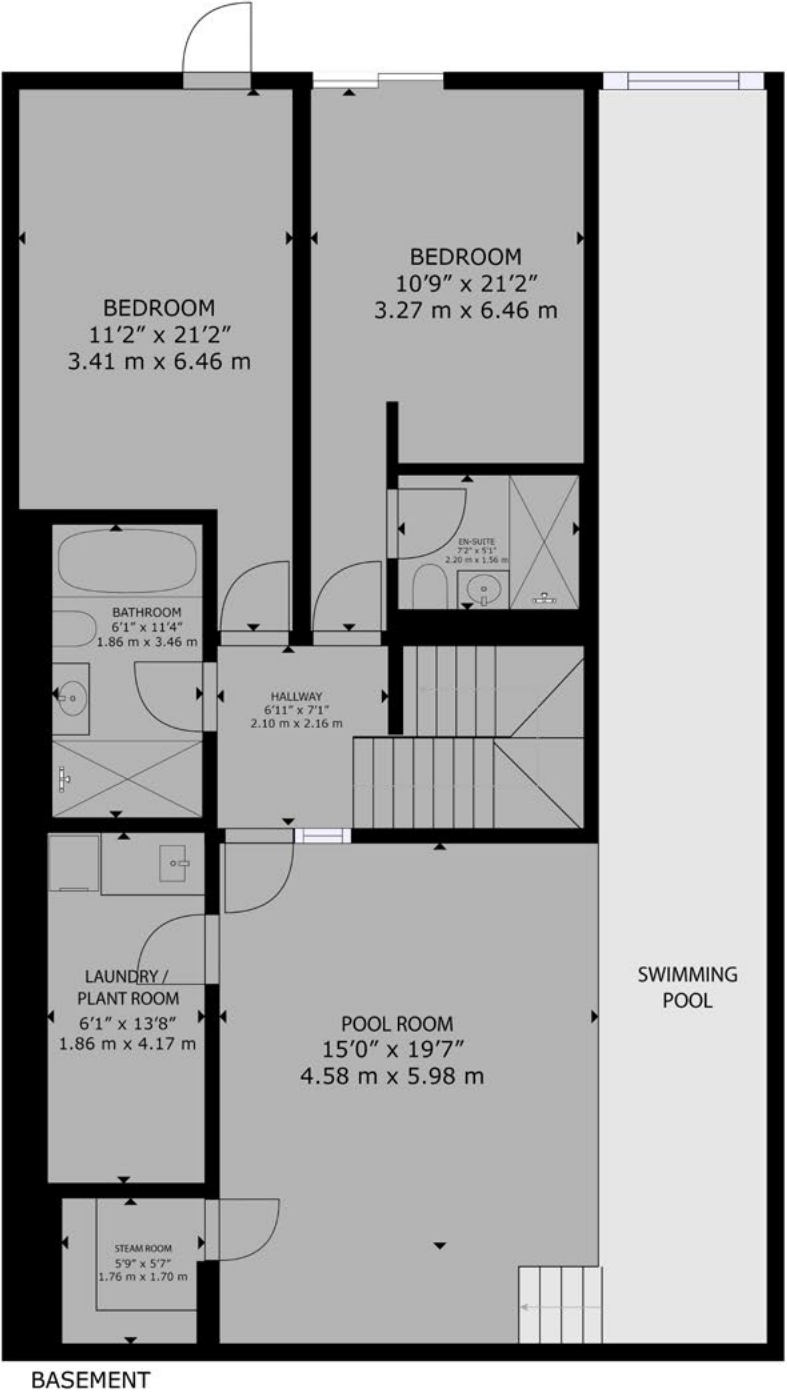
GROSS INTERNAL AREA

House:	
Lower Ground Floor:	1,420 sq. ft / 132 m²
Ground Floor:	1,221 sq. ft / 112 m²
First Floor:	808 sq. ft / 75 m²
Total:	3,499 sq. ft / 319 m²

Sizes and dimensions are approximate, actual may vary.



Address:
2 Partridge Walk, Lilliput, Poole, BH14 8HL



Summary

A truly outstanding new contemporary home, designed by world renowned architect Magnus Ström, Ström Architects.

Located in a quiet elevated position in Lilliput, revealing outstanding south westerly views over Poole Harbour and beyond. Kubö Developments are ground breaking market leaders in the construction of sustainable homes. Utilising state-of-the-art technology which boasts outstanding energy efficiency, placing the dwelling in the top one percent of housing achieving, A+++ Energy Performance banding.

The house covers approximately 3,450 square feet of well-planned accommodation over three floors incorporating a fifteen metre indoor swimming pool. The impressive specification includes: Altherma 3 Heat Pump, CalorexaAir handling units for pool ventilation, Zehnder total house mechanical ventilation system, Loxone ‘Smart Home’ automation encompassing intuitive lighting control, multiroom audio, heating, security, shading and energy management, J A Solar, 5kW solar array for micro-generation & GivEnergy 16.4kW in-house battery storage.

Our images show how the house might looked if furnished and certain fitted furniture can be supplied to purchasers bespoke choice.

Details

Guide Price:	£2,450,000
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 £207,750** Additional Home £330,250** ** 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

- + **Stunning contemporary home**
- + **Built by Kubö Homes, specialists in sustainable construction**
- + **Extends to nearly 3,450 square feet**
- + **Four bedrooms, four bathrooms**
- + **Impressive living space**
- + **Beautiful views across Poole Harbour**
- + **Enclosed garden**
- + **Large integral garage**
- + **Quiet location**
- + **Close to amenities**

Our team



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