

Luxury+Prestige

# ELARIS

14 GREENWOOD AVENUE, LILLIPUT, POOLE, BH14 8QD

























# TAKE A STEP INSIDE



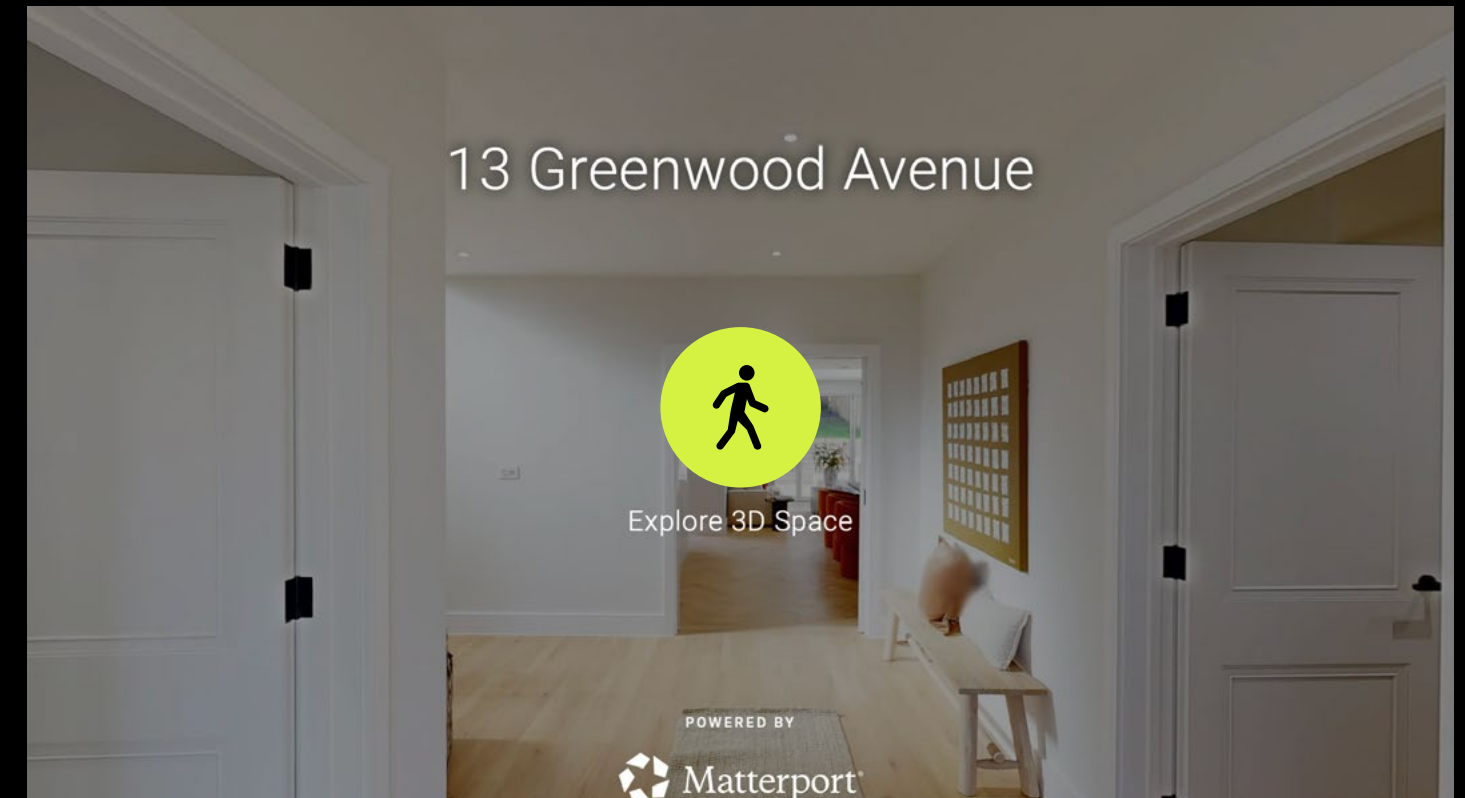
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

*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™**

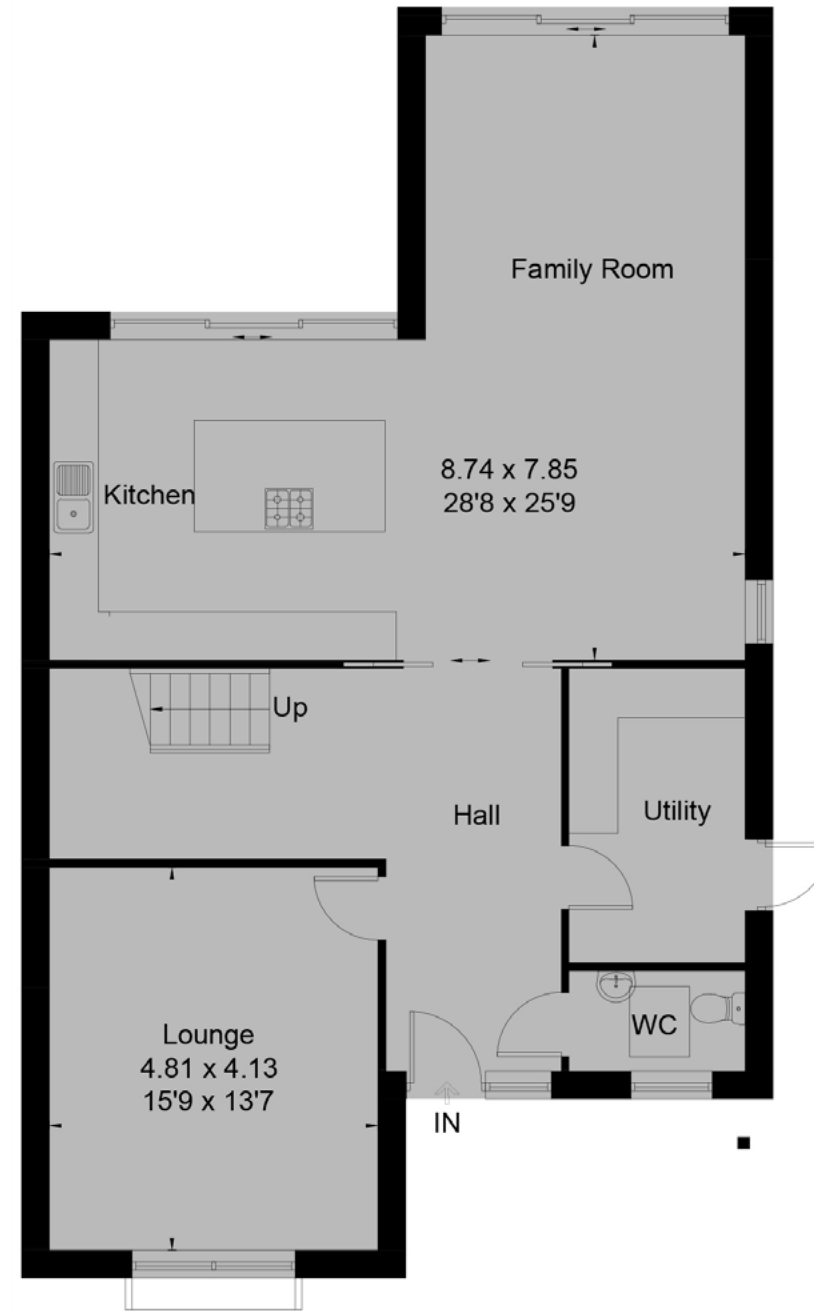
# Floorplan

Elaris, 14 Greenwood Avenue  
Lilliput, Poole, BH14 8QD

## GROSS INTERNAL AREA

House: 2,722 sq. ft / 253 m<sup>2</sup>

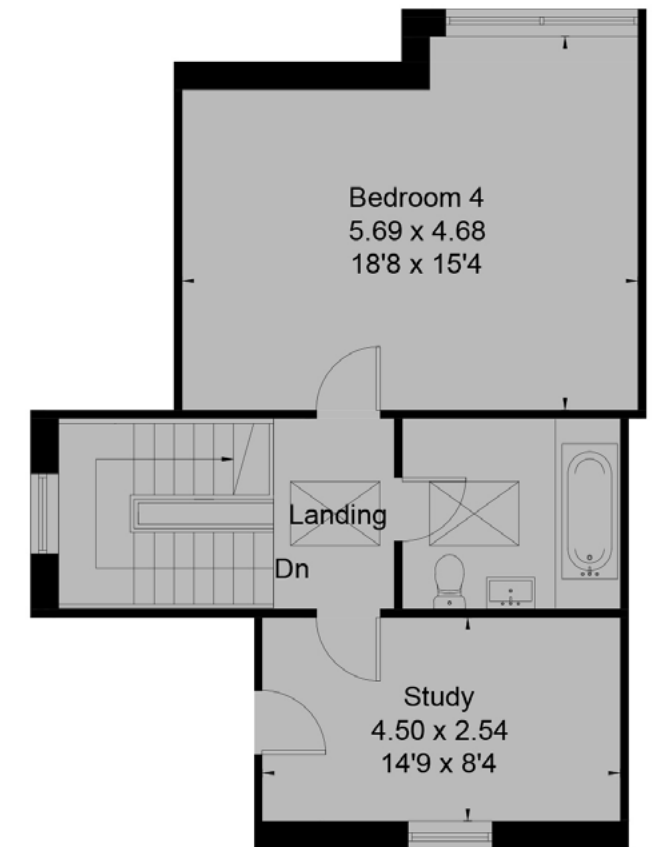
Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #88787

# Summary

**This striking contemporary home is perfectly positioned on Greenwood Avenue in the highly sought-after area of Lilliput.**

Just a short walk from both Canford Cliffs Village and Lilliput's vibrant shopping parade, with Poole Harbour nearby, the property offers an enviable lifestyle in a prime coastal setting. Extending to over 2,700 square feet, the home has been thoughtfully designed to blend luxurious living with modern practicality. The ground floor boasts an impressive open-plan kitchen, dining and living space, ideal for entertaining and everyday living alike. A separate lounge, utility room and cloakroom further enhance the versatile accommodation. Upstairs, the principal suite offers a private sanctuary, complete with a walk-in dressing area and luxurious en suite bathroom. There are three additional bedrooms, two beautifully finished bathrooms, and a dedicated study, perfect for home working. The landscaped garden benefits from a South-Westerly aspect and features a part-paved terrace leading to a generous level lawn, ideal for outdoor living and entertaining. The property is accessed via secure electric gates, with a driveway providing ample off-road parking for several vehicles. This exceptional home is finished to an outstanding standard, showcasing bespoke interiors and striking architectural detailing throughout. The luxury specification includes underfloor heating, air source heat pump, solar PV, heat recovery system, water softener, electric car charger and CCTV. Recently constructed by Peninsula Prestige, the property reflects the developer's reputation for delivering high-quality luxury homes across the local area.

# Details

<b>Guide Price:</b>	£1,750,000
<b>Tenure:</b>	Freehold
<b>Lease Length:</b>	N/A
<b>Maintenance:</b>	N/A
<b>Ground Rent:</b>	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Local Authority:</b>	BCP Council
<b>Council Tax:</b>	Band G 2026/2027                    £3,999.98pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	Electricity, water and drainage

# Key features

- + Contemporary detached home
- + Walking distance to Canford Cliffs Village
- + Beautifully designed accommodation
- + Stunning open-plan kitchen, dining and living space
- + Separate lounge, utility room and ground floor cloakroom
- + Luxurious principal suite with dressing area
- + Landscaped South-Westerly garden with terrace and level lawn
- + Furniture pack available by separate negotiation
- + Ample off-road parking for multiple vehicles
- + Secure electric gates

# Our team



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