

Luxury+Prestige

# 72 LILLIPUT ROAD

CANFORD CLIFFS, POOLE, BH14 8LA









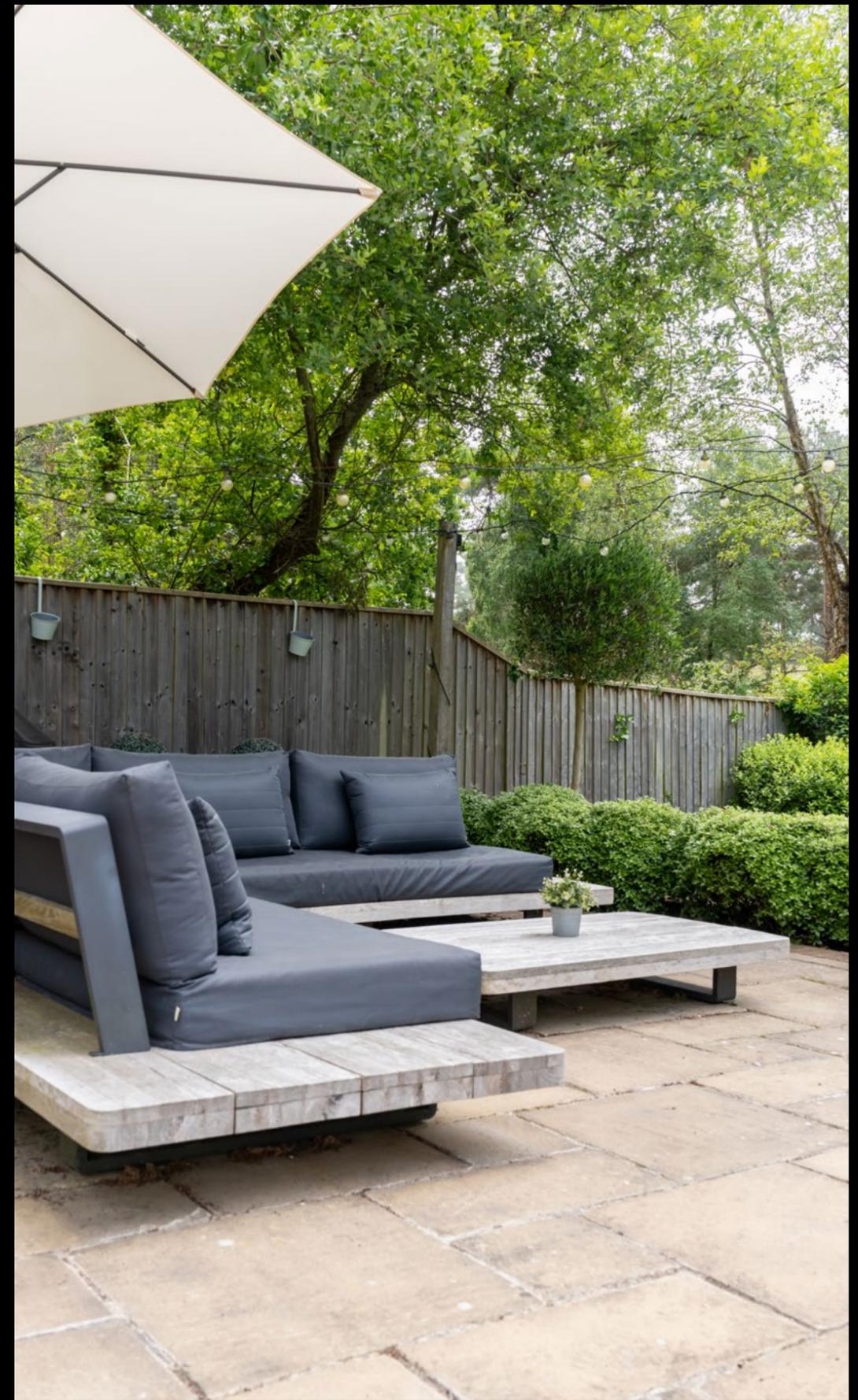














# TAKE A STEP INSIDE



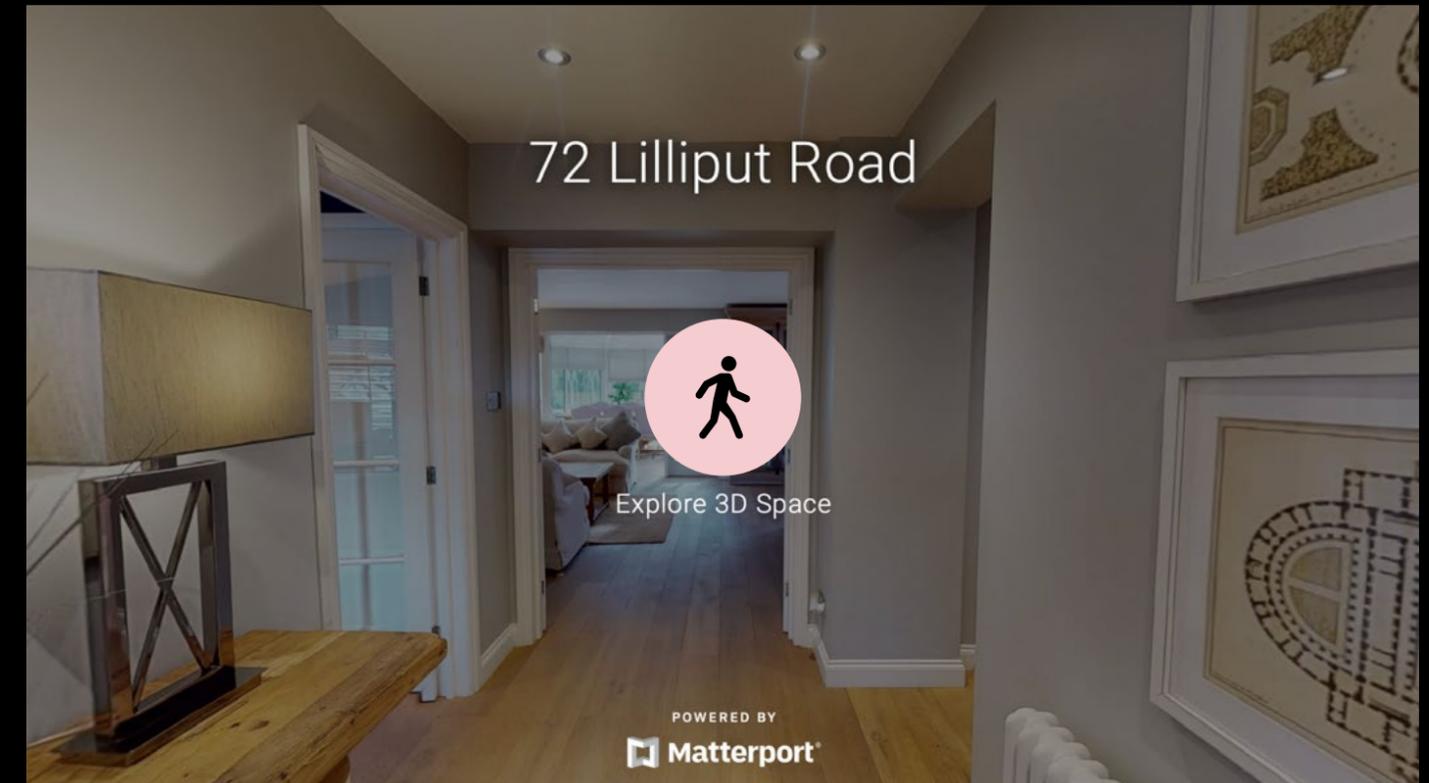
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

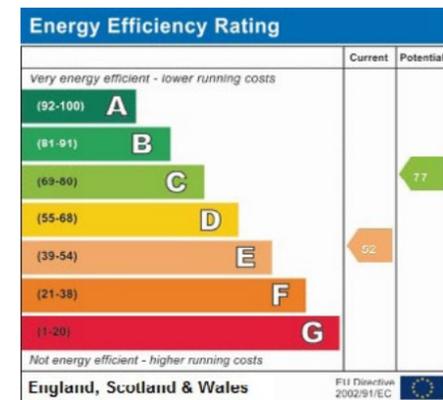
72 Lilliput Road, Canford Cliffs  
Poole, BH14 8LA

## GROSS INTERNAL AREA

### House:

Ground Floor: 1,734 sq. ft / 161 m<sup>2</sup>  
 First Floor: 1,446 sq. ft / 134 m<sup>2</sup>  
 Second Floor: 204 sq. ft / 19 m<sup>2</sup>  
 Garage: 293 sq. ft / 27 m<sup>2</sup>  
**Total: 3,677 sq. ft / 341 m<sup>2</sup>**

Sizes and dimensions are approximate, actual may vary.



Address:  
72 Lilliput Road, Poole

# Summary

**This pretty home is surprisingly spacious extending to over 3,700 square feet.**

It boasts a total of up to six bedrooms and with a choice of four / five reception rooms the accommodation is very versatile and perfect for large families.

The decor is very stylish and beautifully presented throughout. Stand out features include the principal bedroom with its vaulted ceilings and exposed beams and trusses and the oversized conservatory is a perfect spacious to relax in, zoned for informal sitting and casual dining.

The kitchen / family area is a great space and the hand painted kitchen features a centre island, stone tops and an impressive range of integrated appliances. The formal sitting room is an oasis of calm with a beautiful stone fireplace and there is an all-important home office.

The house is approached via electric gates and to the rear the South facing garden features a large private sun terrace connecting to the house with steps down to a level lawn. It backs directly to Parkstone Golf Course and it is convenient for amenities at Lilliput as well as Canford Cliffs. Lilliput Road is a prestigious location benefitting from excellent school catchments.

# Details

**Guide Price:** £1,850,000

**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 £135,750\*\*  
Additional Home £228,250\*\*  
\*\* 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

- + Extends to nearly 3,700 square feet
- + 5/6 bedrooms
- + 4/5 receptions
- + Home office
- + Beautiful decor
- + Hand painted kitchen
- + Stunning main bedroom
- + Family garden
- + Good school catchments
- + Convenient for amenities

# Our team



**Steve Isaacs**  
Director

07970 878106  
steve@luxuryandprestige.com



**David Chissell**  
Director

07795 835647  
david@luxuryandprestige.com



**Harriet Towing**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Photographer

01202 007373  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
jbound@luxuryandprestige.com

# Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0763
Published:	June 2025



#### Important notice

Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Luxury+Prestige