

13 Elms Avenue, Lilliput
Poole, Dorset, BH14 8EE



Introduction



Please click on the image above to view our short video introduction to this property.

£2,750,000

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

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

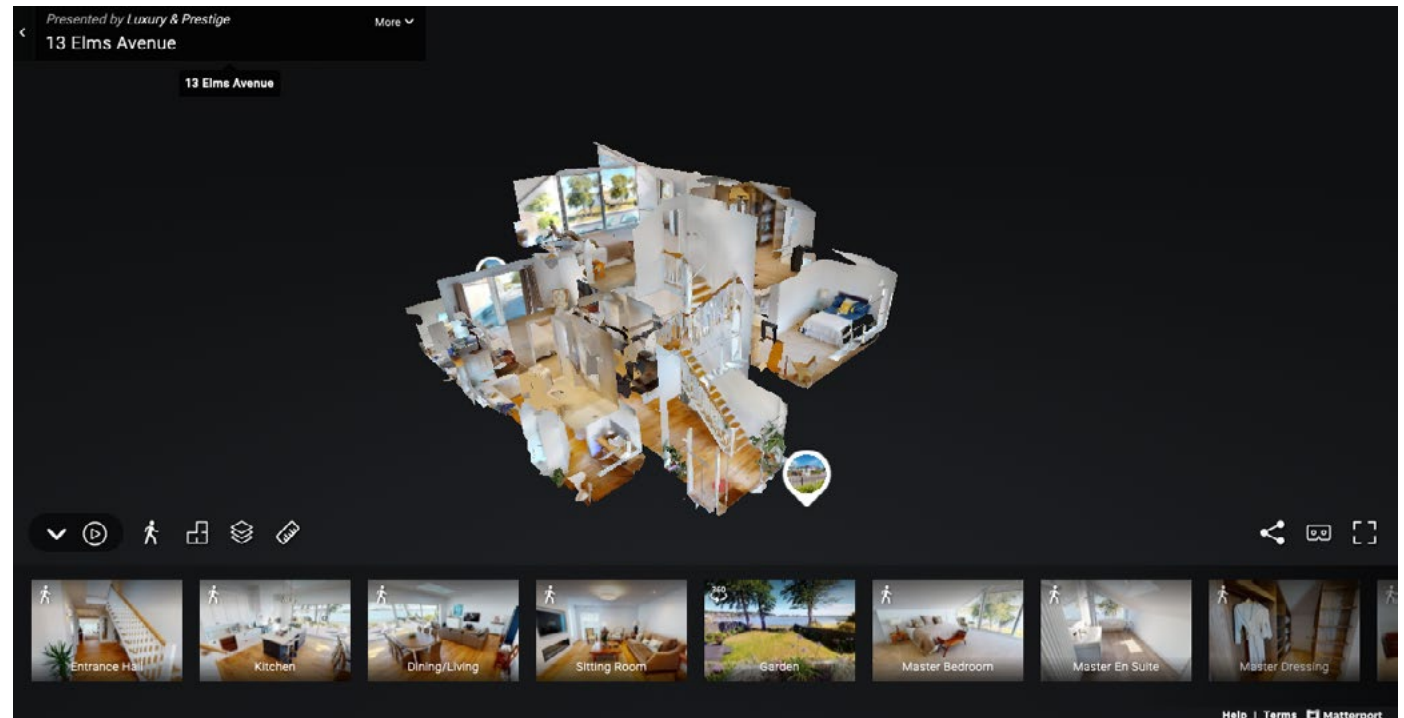
Interactive 3D Tour

Can't wait to view in person?

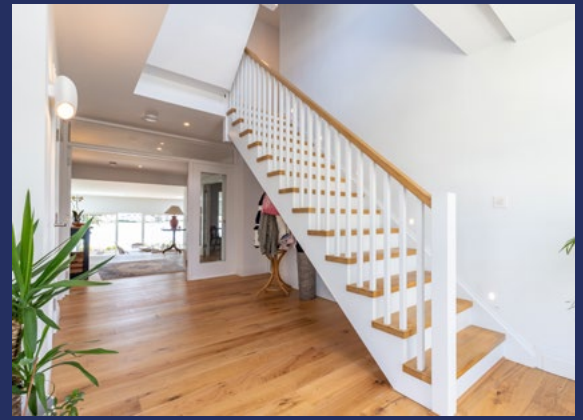
Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

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.















13 Elms Avenue, Lilliput, Poole, BH14 8EE

Gross Internal Area: 3258 sq ft / 303 sq m

Garage: 317 sq ft / 29 sq m



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

A wonderful New England style home located on the shores of the Blue Lagoon and boasting views of Poole Harbour. The house has been upscaled and completely re-imagined by the current owners to a very high specification. It represents a unique take on this architectural style and vernacular with unusual features such as round and arched windows coupled with some simply stunning details.

There's a wonderful open plan lifestyle room which zones comfortably for kitchen plus informal living and dining. The bespoke kitchen features a centre island with a breakfast bar and it was supplied and fitted by Neptune. The whole of this area connects to a large private sun terrace which boasts incredible views across the water. There is also a separate sitting room which is stylish as well as cosy and it features a contemporary gas effect fireplace.

The upstairs comprises four bedrooms, each with ensuite facilities as well as study. The master suite is in the top floor and it includes a palatial ensuite bathroom as well as a walk in dressing area. Naturally it boasts the very best views from anywhere in the house.

Properties in Elms Avenue offer a unique combination of views, large family gardens and direct water frontage and this one is no exception. Anybody looking for a family friendly waterfront home is bound to be impressed.

- Excellent harbour views
- Frontage to the Blue Lagoon
- Stunning New England design
- Choice of terrace and balconies
- Family garden
- Four bedrooms, four bathrooms
- Beautiful kitchen by Neptune
- Stylish interior
- Open plan living
- Additional sitting room and study

Guide Price: £2,750,000

Tenure: Freehold

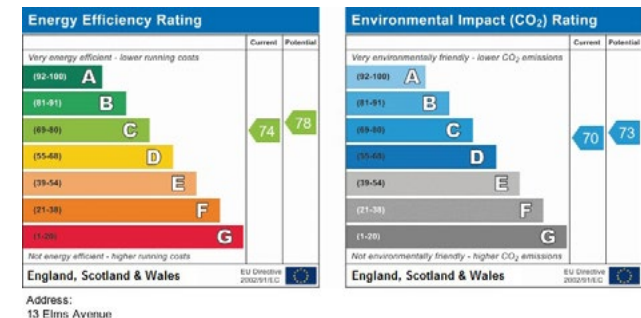
Stamp Duty: Main Home £228,750*
Additional Home £311,250*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2020/2021 £3,357.92)

Energy Performance Certificate:



Get in Touch....



- IN PERSON:** We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.
- BY PHONE:** 01202 007373
- BY EMAIL:** info@luxuryandprestige.co.uk
- PROPERTY REF:** 0430



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



LUXURY &
PRESTIGE
Exclusive Properties

David Chissell
07795 835647
david@luxuryandprestige.co.uk



Harriet Towing
07809 908718
harriet@luxuryandprestige.co.uk



Joanna Miller
07902 340687
jo@luxuryandprestige.co.uk



Steve Isaacs
07970 878106
steve@luxuryandprestige.co.uk

