

Lilliput Road, Lower Parkstone, BH14



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What it's got.

Come and fall in love with this substantial character home, complete with a beautifully finished, self-contained two-bedroom, two-bathroom annex.

Step inside and you're greeted by a spacious entrance hall with stairs rising to the first floor and access to both the utility room and separate cloakroom. At the front of the house are two charming reception rooms, each with feature bay windows. One is currently used as a cosy family lounge, while the other serves as a home office but both are wonderfully versatile and could easily become a playroom, formal dining room or an additional bedroom.

If you enjoy entertaining & socialising, the striking open-plan kitchen/dining/family room is sure to impress. The bespoke fitted kitchen features wood worktops, ample storage, integral appliances including a double oven, microwave combi oven, with warming draw and dishwasher, plus space for an American-style fridge freezer. A large breakfast island sits at the centre, perfect for gatherings. The living and dining area provides plenty of space for furniture and benefits from an impressive lantern skylight and full width bi-fold doors that open seamlessly onto the garden, flooding the space with natural light. From here, a secure inner hallway provides access to the garage and the annex.

Upstairs, the generous master bedroom enjoys a modern en-suite shower room. Two further double bedrooms (bedroom two has an en-suite) and a modern family shower room completes this floor. A further staircase leads to a large loft room ideal for storage, a home office or hobby space. The rear garden is a true suntrap and has been thoughtfully landscaped to offer excellent privacy, an inviting haven for summer BBQs, al fresco dining and relaxed get togethers. To the front there is a gravel driveway providing off road parking for several cars.

The Annex

With its own private entrance on Anthony's Avenue, the annex offers exceptional flexibility. Whether you're accommodating older relatives, giving teenagers their own space, running a small business (previously before the renovation used as an opticians) or seeking an investment opportunity such as holiday letting, it caters to every possibility. Offering an impressive 1,068 sq. ft of accommodation, it includes two double bedrooms, two bathrooms, a lounge, kitchen, utility room, balcony and courtyard garden.





What the owner says.

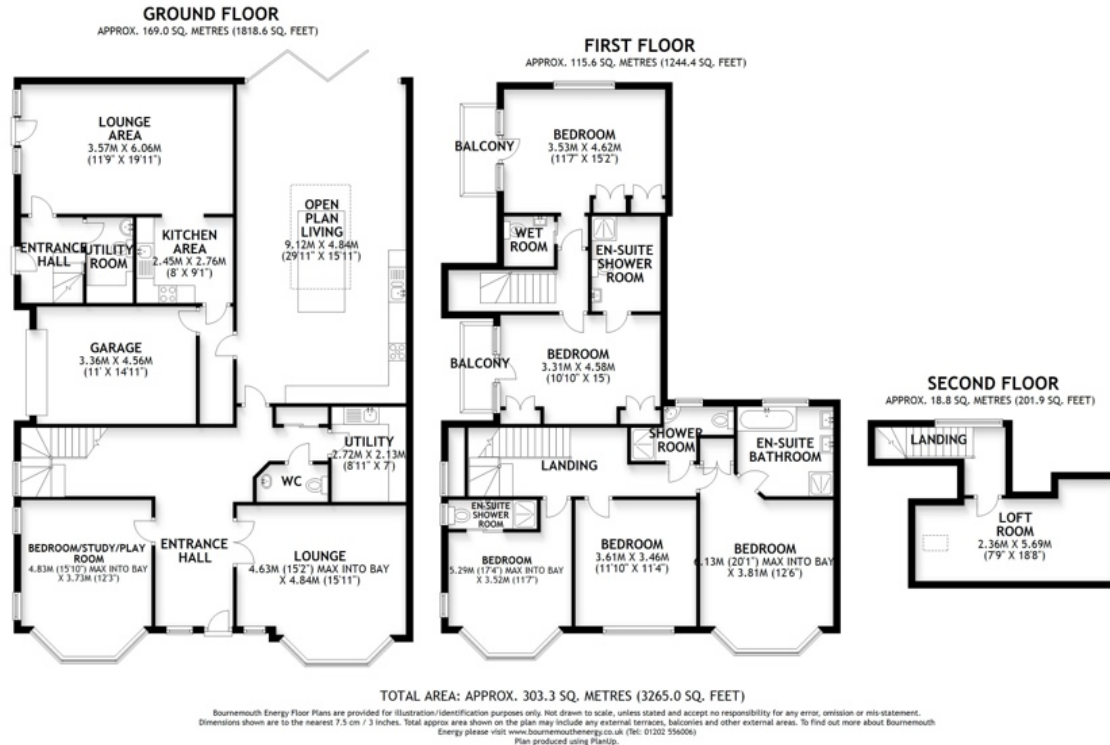
“It has been a complete pleasure to have lived in this house for the last 14 years. The location is perfect, offering a wonderful outdoor lifestyle, while the house itself lends so well to entertaining and hosting family and friends. Our sons relocated from London and lived with us temporarily before settling locally, which has allowed us to play a big part in our grandchildren’s lives and see them thrive at the outstanding schools of Lilliput and Baden Powell. With everyone settled, we now feel it is time to downsize though we plan to remain in the area to enjoy everything it has to offer.”



Where it is.

This home is ideally situated in the centre of Lilliput village just a short walk from the shoreline of Poole Harbour and Salterns Marina. The local infant school (lilliput) is moments away, while Lilliput Parade home to the award-winning Mark Bennett Patisserie, Koi Noi Thai restaurant, TJ’s Fish & Chips and Tesco Express is a short stroll in the opposite direction. From here, you can wander down to the marina and harbour. The blue-flag beaches of Sandbanks are within easy reach by foot, bike or car, and both Poole and Bournemouth town centres are conveniently accessible. Also, close by is Parkstone Golf course and Parkstone Bay Marina and the iconic ‘Evening Hill’ viewpoint is just a short walk away.





Technical bits.

- Approx 3265 Sq. Ft in accommodation (annex 1068 sq.ft)
- Self contained two bedroom annex
- Landscaped rear garden
- Versatile & flexible character home
- No forward chain
- Energy rating C
- Five bedroom & Five bathrooms
- Impressive open plan kitchen/diner/family room
- Level walk to local amenities
- Lilliput & Baden Powell school catchment

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.