

9 Partridge Walk, Lilliput, Poole, BH14 8HL



01202 721999 [katiefoxea.co.uk](https://www.katiefoxea.co.uk)

Katie  Fox
ESTATE AGENTS

What it's got.

Nestled in the sought-after location of Lilliput, this exceptional four-bedroom detached house offers the pinnacle of luxury living. Boasting a perfect blend of modern architecture and contemporary design, this property is a haven for socialising and entertaining. The ultra-modern design is executed to an impeccably high specification throughout, with no detail overlooked.

Starting off you enter on the lower ground floor where you will find a double bedroom/guest suite with en-suite providing ample space for family and guests and a utility room provides convenience. To the rear there is a large reception room with an optional extra for the client to create either a spa/gym/games or cinema room to suit their lifestyle needs. A stunning open staircase takes you from level to level, further enhancing the property's contemporary allure.

Upon entering the middle/ground floor, one is greeted with stunning panoramic harbour views from the cantilevered balconies off the living area and contemporary glass walls allow the natural light to flow through creating an immediate impression of grandeur. The impressive open plan kitchen/lounge/family room is the heart of the home, effortlessly flowing onto the balcony, making it the perfect setting for both intimate gatherings and lavish soirées. A separate dining area allows direct access to the garden. On this level you will find a double bedroom and a luxury bathroom.





What it's got continued...

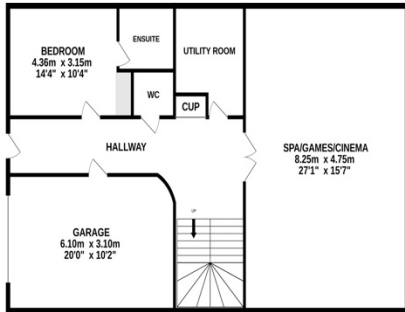
Moving to the top floor you will find the master suite which occupies most of this level, with a grand and luxurious en-suite and the generous cantilevered balcony boasting panoramic views. A further double bedroom and en-suite completes this level.

The landscaped rear garden provides a private sanctuary where residents can unwind amidst lush greenery, creating a peaceful retreat from the hustle and bustle of everyday life. Whether hosting summer barbeques or enjoying a morning coffee in the fresh air, this outdoor oasis is the perfect backdrop for creating lasting memories with family and friends. The secure gated driveway leads to a garage, ensuring ample parking and storage space, while adding an extra layer of security to the property. With its seamless blend of indoor and outdoor living, this property offers the ideal setting to embrace the beauty of coastal living in style.

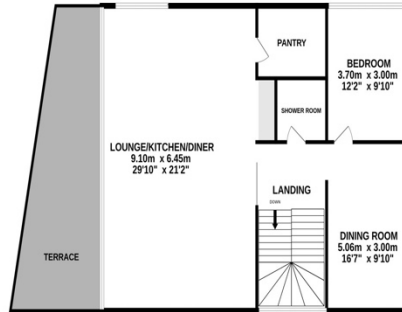
Where it is.

Situated in one of the areas most prestigious locations, just a short walk to the waters-edge of Poole harbour & Salterns Marina. Perfectly positioned with everything you want in easy reach. The local infant school is just a walk away and in the other direction you will find Lilliput parade with its array of shops including the award winning Mark Bennetts patisserie, Koi Noi Thai restaurant, T J's fish & chip shop, Tesco express. From here you can walk down to Salterns marina/ the harbour. A short walk, drive or cycle you will find the blue flags beaches of Sandbanks, Poole. Both Poole & Bournemouth town centres can be easily reached.

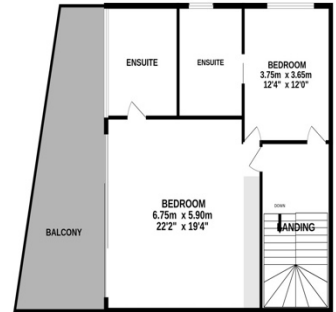
LOWER GROUND FLOOR
153.6 sq.m. (1653 sq.ft.) approx.



GROUND FLOOR
118.9 sq.m. (1280 sq.ft.) approx.



FIRST FLOOR
86.5 sq.m. (931 sq.ft.) approx.



TOTAL FLOOR AREA : 306.6 sq.m. (3300 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Technical bits.

- 3355 Sq. Ft in accommodation
- Stunning panoramic harbour views
- Master suite with ensuite, sun terrace and 'his & her' walk in wardrobes
- Undercroft gardening plus client option for spa/gym/games or cinema room
- Walking distance to schools, amenities and harbourside
- Ultra-modern design to an impeccably high specification
- Impressive open plan kitchen/lounge/diner/family room
- Three double bedrooms & two bathrooms
- Lilliput & Baden Powell school catchment
- Please refer to our website for the full specification list

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.