

STEPHENNOBLE
COVERING THE COASTLINE



‘LAGUNA’, ELMS AVENUE, LILLIPUT, POOLE, BH14 8EE

PRICE GUIDE £2,395,000

A MAGNIFICENTLY DESIGNED, CONTEMPORARY STYLED HOME BY THE RENOWNED AWARD WINNING ARCHITECTS TERENCE O-ROURKE, WITH DIRECT ACCESS TO POOLE HARBOUR. LAGUNA HAS BEEN ENGINEERED TO CAPTURE EVERY ASPECT OF WATERSIDE LIVING WITH ALL PRINCIPLE RECEPTION ROOMS AND BEDROOMS HAVING SPECTACULAR VIEWS OUT ACROSS THE BLUE LAGOON TOWARDS BROWNSSEA ISLAND AND THE PURBECK HILLS BEYOND. BUILT TO THE HIGHEST OF STANDARDS TO CREATE AN EXTREMELY LUXURIOUS HOUSE IN A DELIGHTFUL WATERFRONT POSITION.

Accommodation comprises:

Reception hall, cloakroom, open plan family room/dining room/kitchen, utility room, study, sitting room with balcony, master bedroom with dressing room, en suite and sun terrace, guest bedroom with dressing area, en suite and balcony, two further bedrooms both with en suites, integral garage, south facing garden and patio, shared jetty with next door. Approximately 4,360 sq ft.

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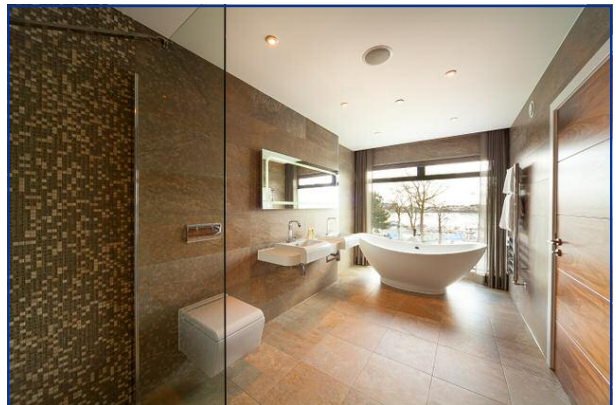
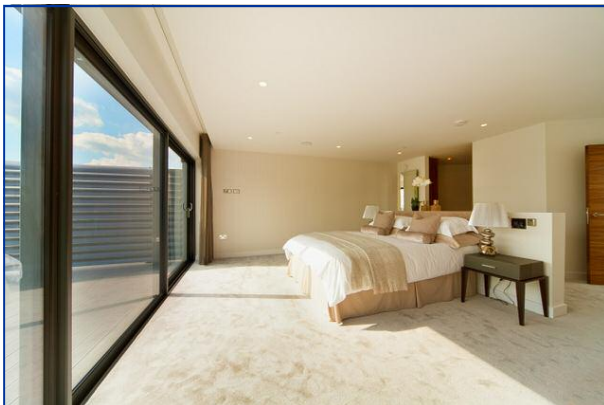


Viewing Strictly by Appointment through the Sole Selling Agents





This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm/3". Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them. Room dimensions taken through cupboard/wardrobes to structural walls where possible or to where indicated by arrow heads.



IMPORTANT NOTICE We prepared these details in good faith to give a broad description of the property. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. We have relied upon our own brief inspection and information supplied to us by the vendors. Accordingly it is not intended that this brochure should be relied upon as a representation of facts or that it should have contractual status. For example (i) the description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurement areas and distances are intended to be approximate only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings shown on the plans is indicative only—sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes, are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. (v) No representation or warranty is given as to the title of the property or as to the existence or otherwise of any planning consent, building regulation approval or other statutory or regulatory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you travel to view the property.