

LAGUNA
POOLE, DORSET







LAGUNA

3A ELMS AVENUE, LILLIPUT, POOLE, DORSET BH15 8EE

Contemporary Waterfront Superhome

Lilliput shops 400 metres • Poole centre 2 miles • Bournemouth centre 5 miles • Sandbanks 2 miles • Southampton 40 miles
• London 112 miles and 2 hours by train direct from Poole train station (distances and times approximate)

ACCOMMODATION

Ground floor:

Reception hall • Cloakroom • Open plan family room/dining room /kitchen • Utility room • Study • Integral double garage

First floor:

Galleried landing • Sitting room with balcony • Guest bedroom with dressing area, en-suite shower room and balcony
Two further bedrooms both with en-suite shower rooms.

Second (top) floor:

Master bedroom suite with dressing room, en-suite bath/shower room and sun terrace.

Outside

Block paviour parking area • South facing rear garden and granite effect patio • Shared Jetty with next door

Approximate total floor area 4,360 sq ft (405 sq m)



Poole

- Arguably one of the most exclusive and exciting places to live on the South Coast, with the second largest natural Harbour in the world. These waters are famous for year round sports including windsurfing, water skiing, jet skiing, kite surfing, sailing and swimming. The area is also renowned for its naturally mild climate and award winning beaches.
- In addition to sailing and other water sports there is excellent walking, cycling and horse riding. The Jurassic coast is England's first National World Heritage site, which provides some of the most dramatic scenery. This can be accessed via the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. There are also a number of golf courses in the area and of particular note is the well renowned Parkstone Golf Club (3 miles).
- Poole centre is 2 miles away and offers everything that visitors and locals require including a number of restaurants, pubs, a full range of shops and amenities. Located close by is the popular 'Parkstone Yacht Club'. There are also a number of highly regarded private and state schools in and around the Poole area.
- Communications are good with the M27 and M3 motorway providing easy access to and from London. There is also a regular train services from nearby Poole and Bournemouth stations. International travel is also in close proximity via Bournemouth and Southampton International airports, where helicopters can be landed. Regular ferry services also connect the Poole area to the Channel Islands and to Cherbourg, France.
- Laguna is one of the more significant properties in Poole that has been designed by the renowned award winning architects Terrence O'Rourke. What sets it apart from many other impressive properties is its eye catching contemporary style and it's direct access to the water.
- Laguna makes both a perfect family house and weekend holiday home. It has been magnificently designed and engineered to capture every aspect of waterfront living. With all principal reception rooms and bedrooms having spectacular views out across the Blue Lagoon towards Poole Harbour and Brownsea Island with the Purbeck Hills beyond.
- Care has been taken to ensure that all the modern Comforts and fixtures and fittings come together effortlessly throughout to create an extremely comfortable and luxurious house in a delightful waterfront position.
- Laguna is also a wonderful house for entertaining. The large open plan sitting/kitchen/dining area that links via





sliding patio doors to the fabulous south facing patio and rear garden that stretches down to and overlooks the Blue Lagoon. This creates a magnificent entertainment space; perfect for spring and summer parties. The dining section has a double height area above with a glass atrium.

- Four large bedroom suites, two of which include walk in dressing rooms. The master bedroom is fitted with MisuraEmme wardrobe units and the remaining three all have Lamco design fitted wardrobes. There is ample accommodation to cater for a large number of family members and guests.
- A large integral heated double garage with a tiled floor, feature height ceiling and electronically operated shutter doors provides useful parking for cars.

Features

- 10 year Premier Guarantee New Home Warranty
- Energy saving with PV roof generating electricity, thermal walls and low energy lights
- Low maintenance exterior with self coloured render
- Powder coated aluminium double glazed windows
- Concrete suspended flooring
- Comprehensive security alarm and smoke detection system
- Zoned under floor gas heating system with individual thermostats to each room
- State of the art home automation system which can be accessed remotely away from the property. This home technology system provides the ultimate in digital home luxury – with potential to control lighting, zoned sound system and CCTV throughout the home
- Integral sound system linked to all the principal rooms with iPod docking station
- Cat 6 cabling throughout allowing for quicker, better and more secure computing
- Clipsal Seabus lighting system (with facility to access the system remotely)
- Superb kitchen area with 'Master Class' units and Quartz stone work surfaces.
- High quality integrated Miele appliances including induction hob, fridge and freezer, plumbed in coffee maker, dish washer, two conventional ovens, microwave/combination oven, and two warming drawers. In addition, there is a duel zone wine cooler, a Franke instant boiling water tap and a concealed pop up extractor
- Luxuriously appointed cloakroom, bathrooms and shower rooms with Porcelanosa suites and tiles.





- Utility room with stone work tops and a plumbed in water softener
- Electronically operated entrance gates with audio entry
- Block paved driveway and parking area
- Integral double garage with electric shutter door, tiled floor with heating
- Large south facing garden and private jetty

Tenure

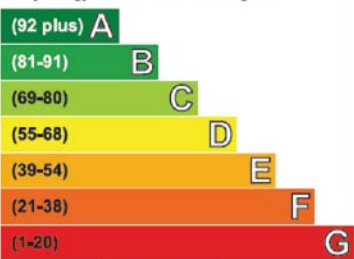
Freehold

Viewing

Strictly by appointment through Savills or Mays

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
87	87





Directions from London

From the M3 follow signs to The West & the M27. Take the M27 towards Bournemouth, onto the A31 towards Ringwood. After Ringwood take the A338 to Bournemouth. In Bournemouth continue onto the A35/Wessex Way until the Liverpool Victoria roundabout by Westbourne. Take the 2nd turning B3065/The Avenue for approximately 1.8 miles into Canford Cliffs village past the Savills office, to the mini roundabout taking the second exit. After approximately 300 metres take the first left into Lilliput Road. Follow the road for approximately 1 mile until you reach a T junction, turn right into Sandbanks Road and after 600 metres turn left into Elms Avenue and the house is some 25 metres on your left.

Important notice

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