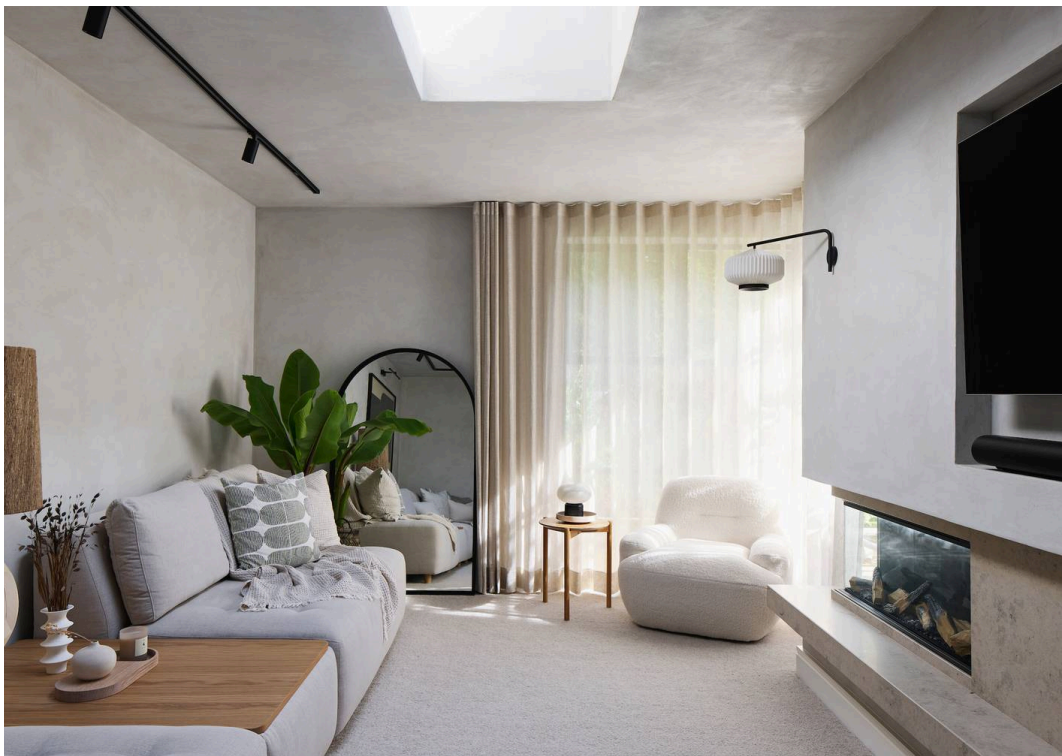


PS



20 Elms Avenue, Lilliput, Poole, BH14 8EF

£2,500,000



20 Elms Avenue, Lilliput

Poole

This beautifully reimagined coastal residence is perfectly positioned in the heart of Lilliput—one of the South Coast's most sought-after locations. Blending timeless architectural charm with contemporary luxury, this exceptional five-bedroom home offers elegant interiors, high-end finishes, and a lifestyle that balances relaxation with refined living.

Set behind electric gates in the heart of prestigious Lilliput, this striking coastal-style home has been extensively remodelled to an exceptional standard, offering over 4,000 sq ft of light-filled, versatile living space. Boasting five bedrooms, five bathrooms (including two luxurious en-suites), and three spacious reception rooms, the layout has been expertly designed for modern family life and entertaining.

- Outdoor heated pool
- Luxurious finish throughout
- Fully renovated to an exceptional standard by the current owner
- A spacious and adaptable family home
- Expansive, flat rear garden
- Private meadow access
- Pool room/gym
- Short walk to the shops and restaurants in Lilliput
- Planning permission for an enclosed porch and extended garage.
- Just under 4,000 sq ft Freehold
- Council Tax Band G: £3,758.23
- Freehold

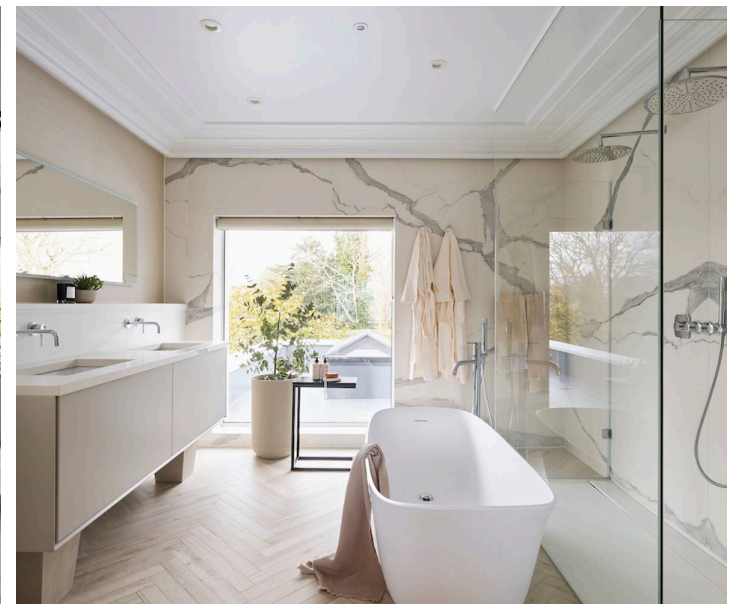


The ground floor benefits from underfloor heating throughout and features a stunning open-plan kitchen, dining, and living space at its heart. The bespoke Neptune kitchen includes an Everhot range cooker, elegant shaker cabinetry, a concealed pantry, and stylish glass-fronted units, all illuminated by large skylights and expansive doors that frame views of the garden. The beautifully landscaped rear garden is an entertainer's dream, complete with a fully heated swimming pool with secure cover, a pool house/gym, and a generous patio that's perfect for al fresco dining or the addition of an outdoor kitchen. The adjoining utility room offers functional space for busy households, while a separate study/playroom, WC, and integrated garage add further flexibility. Upstairs, the luxurious principal suite features a walk-through dressing area and a spa-inspired en-suite with freestanding bath and double vanity. Four additional bedrooms, a stylish family bathroom, and a converted loft room—ideal as a playroom, den, or additional bedroom—offer excellent accommodation. There is also ample concealed loft storage, cleverly integrated for practicality without compromising on style.

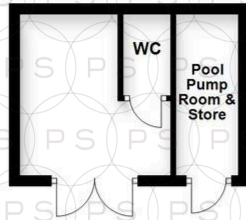
The property enjoys lagoon views, sits within catchment for highly regarded schools, and benefits from direct access via a private rear gate to a communal meadow owned by residents of Peace and Elms Avenue—ideal for families and dog owners alike. Residents also have the option of social membership at the prestigious Parkstone Yacht Club, just a short stroll away.

Location:

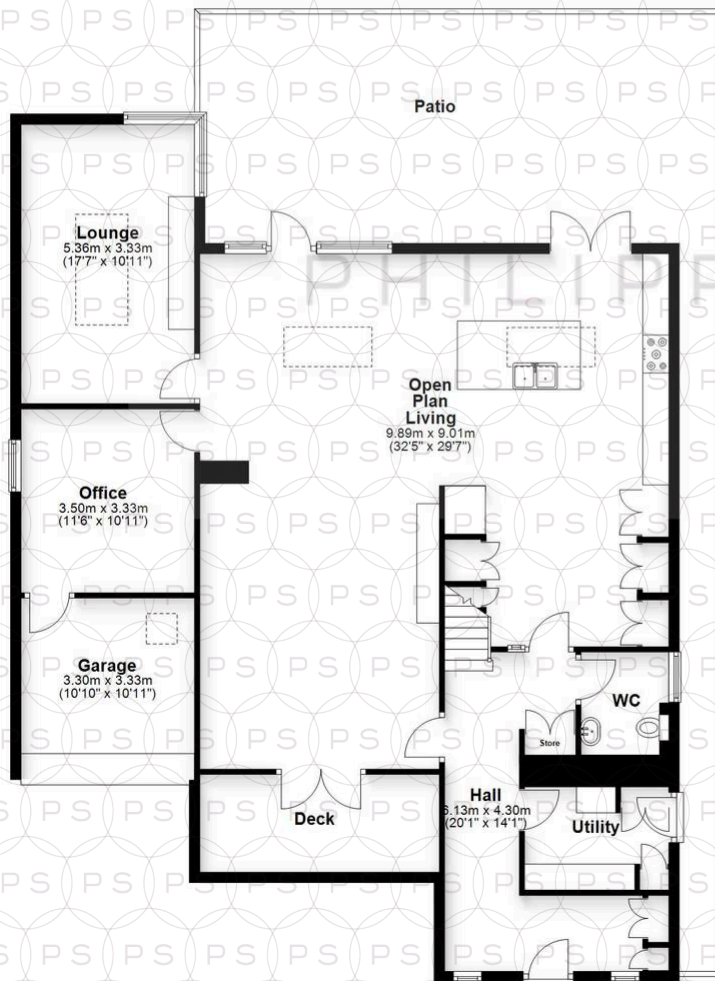
Located in one of the South Coast's most desirable enclaves, this home is just minutes from Poole Harbour and Sandbanks' award-winning beaches. Lilliput offers cafés, shops, and access to Parkstone Yacht and Golf Clubs, with Canford Cliffs and Ashley Cross nearby. Excellent transport links to London make it ideal for commuters or those seeking a luxury coastal escape. Planning permission is in place for an enclosed porch and extended garage.



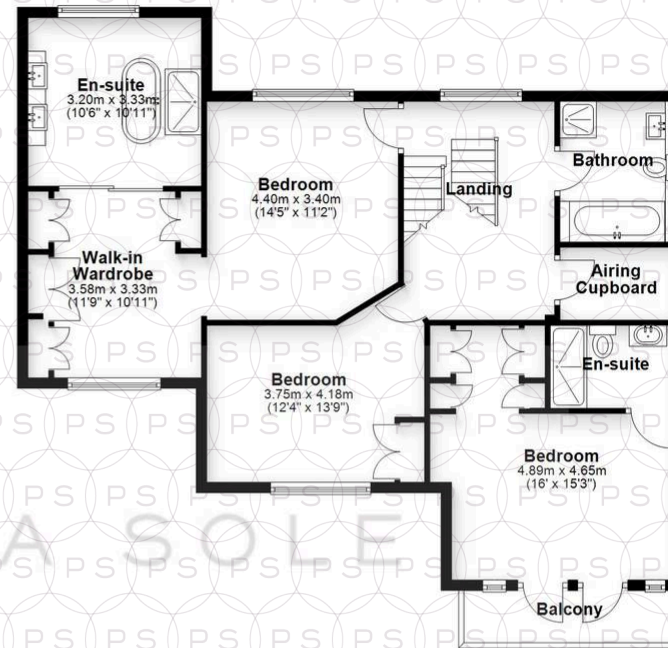
Summer House
Approx. 13.0 sq. metres (140.0 sq. feet)



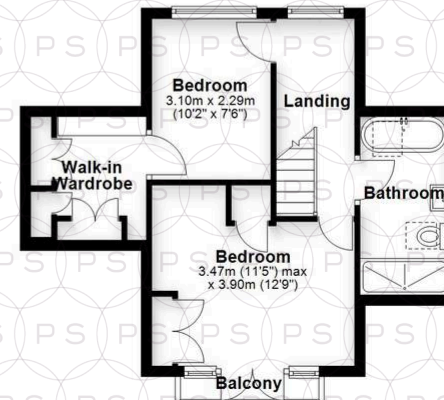
Ground Floor
Approx. 208.9 sq. metres (2248.6 sq. feet)



First Floor
Approx. 101.4 sq. metres (1091.2 sq. feet)



Second Floor
Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 362.2 sq. metres (3898.4 sq. feet)



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.