

PS

39 Blake Hill Crescent, Poole - BH14 8QP

In Excess of £1,100,000

PS



39 Blake Hill Crescent

Lilliput, Poole

Occupying a secluded south-facing plot in one of Poole's most desirable settings, this elegant, five bedroom, 1930s detached residence offers spacious, flexible accommodation across two floors. The property includes a semi open-plan kitchen, dining, and living space alongside three further reception rooms. The home also benefits from a double garage, generous parking, and scope to extend (subject to planning).

- Detached 1930s character home on a secluded south-facing plot
- Five bedrooms and two bathrooms including en suite to principal
- Lilliput First School And Baden Powell School Catchment Area
- Semi open-plan kitchen, dining, and living area
- Three additional reception rooms including formal lounge with open fire
- Ground floor shower room and first floor family bathroom
- Generous Secluded Rear Garden
- Utility room and study area
- Generous garden with sun terrace and garden shed
- Double garage with electric door and hard standing for boia
- Gas central heating with recently replaced boiler
- Off-road parking for up to three cars
- Potential to extend (STPP)
- 2,228 Sq FT
- Council Tax Band G: £ 3,774.63
- EPC Rating: D



This substantial family home blends character charm with practical living space. At the heart of the home is a semi open-plan kitchen flowing into a bright dining and casual living area, ideal for family life and informal gatherings, with direct access to the sunny garden. A separate formal lounge features an open fire, and two additional reception rooms provide versatility as a dining room, snug, or home office.

A ground floor shower room, utility room, and dedicated study area enhance functionality and convenience.

Upstairs, the principal bedroom benefits from an en suite shower room, while four further bedrooms are served by a well-appointed family bathroom. Most rooms enjoy dual-aspect windows, flooding the home with natural light. A gas-fired central heating system is in place, with the boiler replaced within the last two years.

The outside space is a standout feature, with a large, secluded south-facing front garden offering excellent privacy and room to relax or entertain. A double garage with electric door is complemented by hard standing suitable for a boat approximately 20ft , and off-road parking for three vehicles. A garden shed offers additional storage.

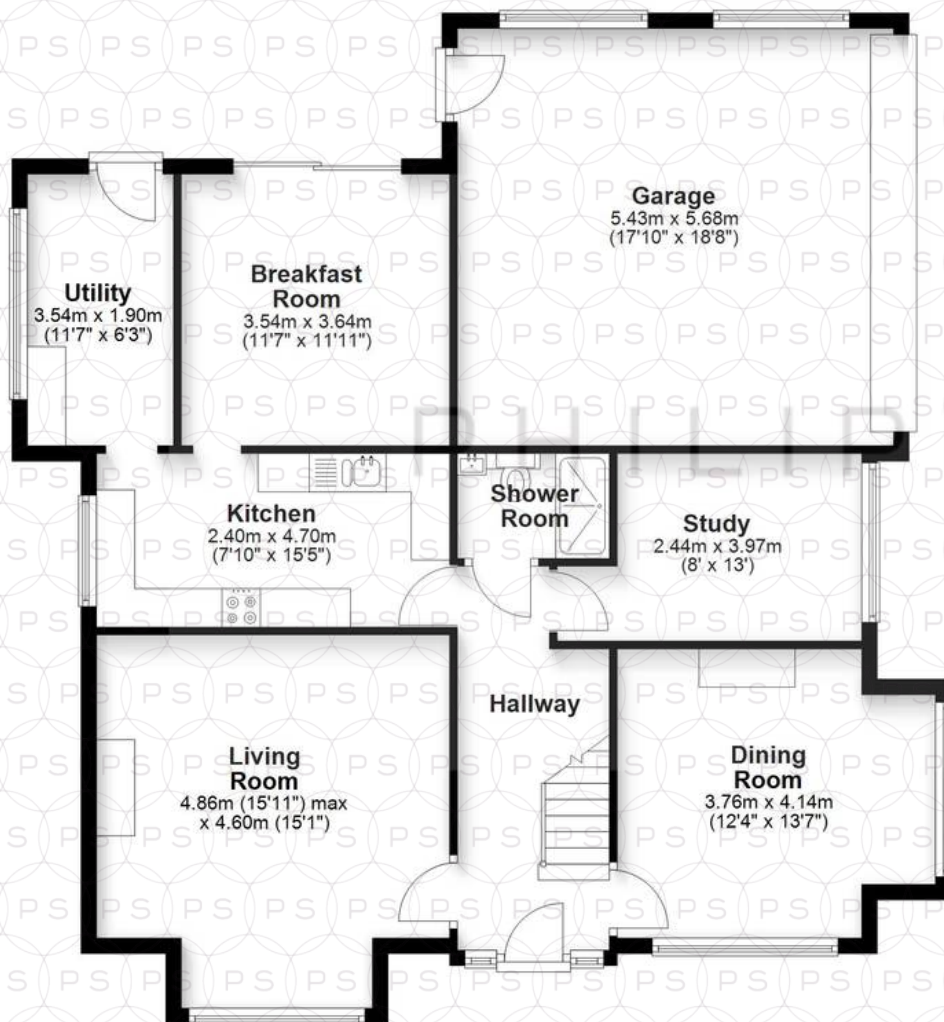
Location

Located within walking distance of Poole Harbour via Bingham Avenue, this home is ideally placed for enjoying the area's natural beauty and coastal lifestyle. The award-winning beach at Sandbanks is within 2 miles, while local shopping and dining can be found in nearby Ashley Cross and Lilliput. The property sits within the catchment area for Lilliput First and Baden Powell schools. Parkstone Golf Course, yacht clubs, and scenic harbour walks are all close by, with strong transport links via Parkstone rail station and access to the A338, M27, and regional airports.



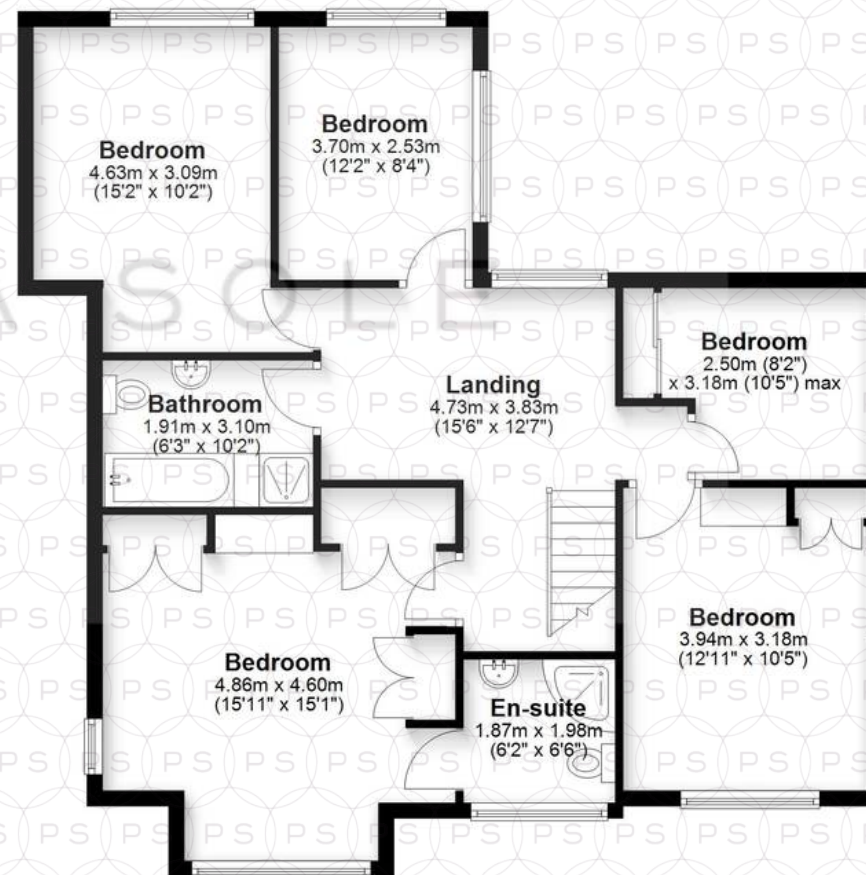
Ground Floor

Approx. 121.0 sq. metres (1302.3 sq. feet)



First Floor

Approx. 89.9 sq. metres (968.0 sq. feet)



Total area: approx. 210.9 sq. metres (2270.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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.