

PS

18 Salterns Way, Lilliput, Poole, BH14 8JR

Guide Price Offers Over £3,000,000

PS



# Salterns Way

## Lilliput

Set along a quiet road leading to the renowned Salterns Marina, this striking 5-bedroom waterfront home offers over 3,400 sq.ft of high-spec living space with uninterrupted views across the tranquil Blue Lagoon. This exceptional residence delivers contemporary coastal luxury in one of Lilliput's most prestigious and well-connected locations.

- Prime waterfront position on the Blue Lagoon
- Spacious open-plan layout ideal for entertaining
- 5 bedrooms, including luxury principal suite
- Stunning sunset views across the water
- Direct water access for paddleboarding or boating
- Handcrafted copper kitchen
- Large decked terrace
- Level lawn garden leading to the water's edge
- 0.5 miles to Sandbanks Beach; walk to Lilliput shops & marina
- Council Tax Band H: £4,299.78
- EPC Rating: C



The heart of the home is a sophisticated open-plan living space featuring a bespoke copper kitchen, fitted with premium appliances and a sociable central island. The kitchen flows effortlessly into elegant dining and lounge areas, with fully bi-fold opening doors opening onto a south west facing large decked terrace to enjoy perfect sunsets, finished with sleek glass balustrading to maximise the outlook and indoor-outdoor living. This outdoor space is perfect for entertaining or relaxing, with open views across the lagoon. Steps lead down to a landscaped lawn and a second decked area on to the water, where the property enjoys direct access to the Blue Lagoon, ideal for paddleboarding, kayaking, or launching a small boat. The lagoon is rich with native wildlife, creating a peaceful, nature-filled backdrop to everyday living.

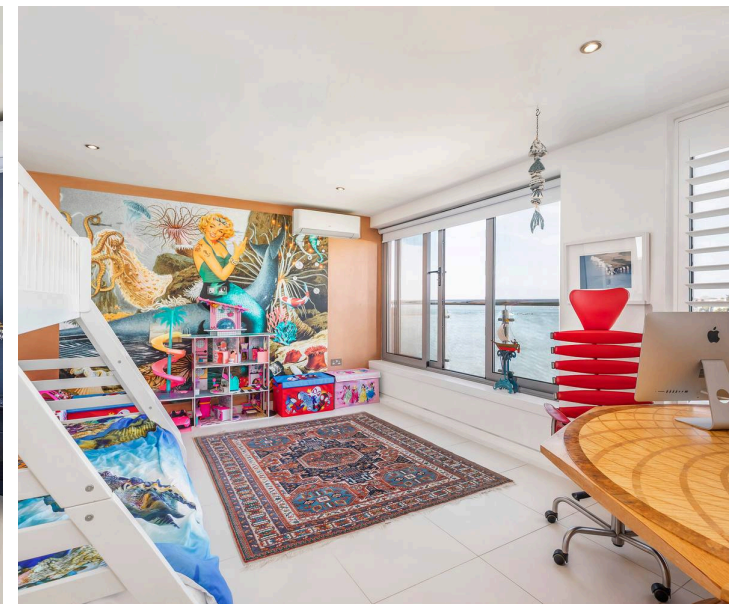
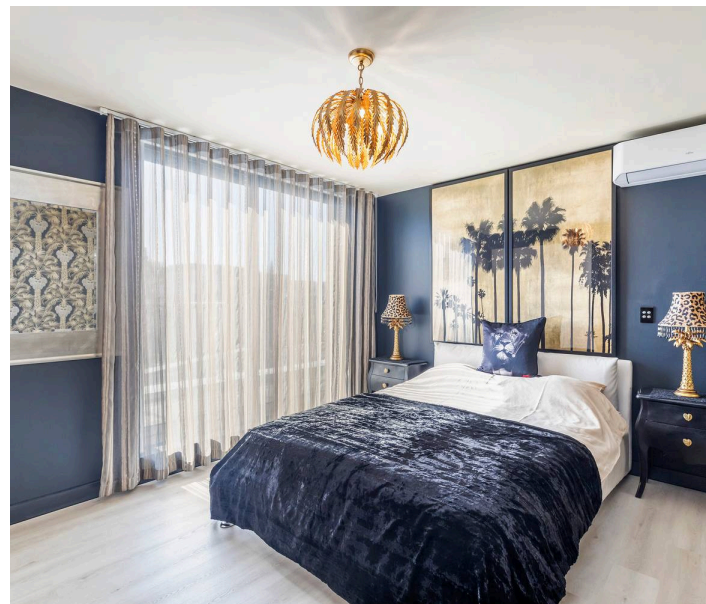
Upstairs, the principal suite is a true retreat, featuring a private balcony and a luxurious en-suite bathroom complete with a Japanese bidet toilet with heated seat, spa bath with sweeping water views and a large walk in steam cabinet shower. Two additional bedrooms are also on this level, one with an en-suite shower room and the other served by a separate shower room.

The top floor features a spacious fourth bedroom with its own private balcony making it an ideal guest room or office and a fifth bedroom with its own en-suite and balcony, providing excellent accommodation for family or guests.

Additional features include a ground-floor WC, secure gated driveway accommodating up to six cars, an EV charging pint, integral garage, underfloor heating, air-conditioning and smart home technology throughout the property.

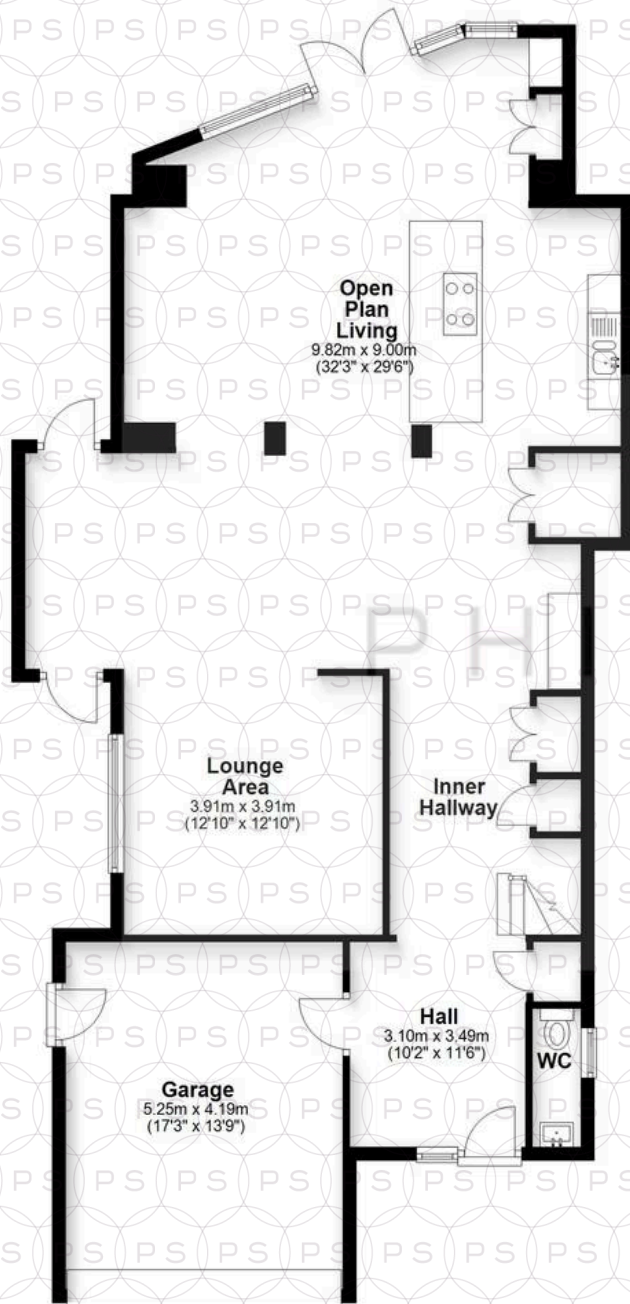
Perfectly located just 0.5 miles from Sandbanks Beach and just meters away from Salterns Marina, Poole Harbour and Lilliput Village, where you'll find a selection of popular cafés, restaurants, and convenience shops adding to the relaxed, walkable coastal lifestyle.

This glamorous waterfront residence offers a rare blend of natural beauty, architectural quality, and prime location ideal for those seeking luxury living by the water.



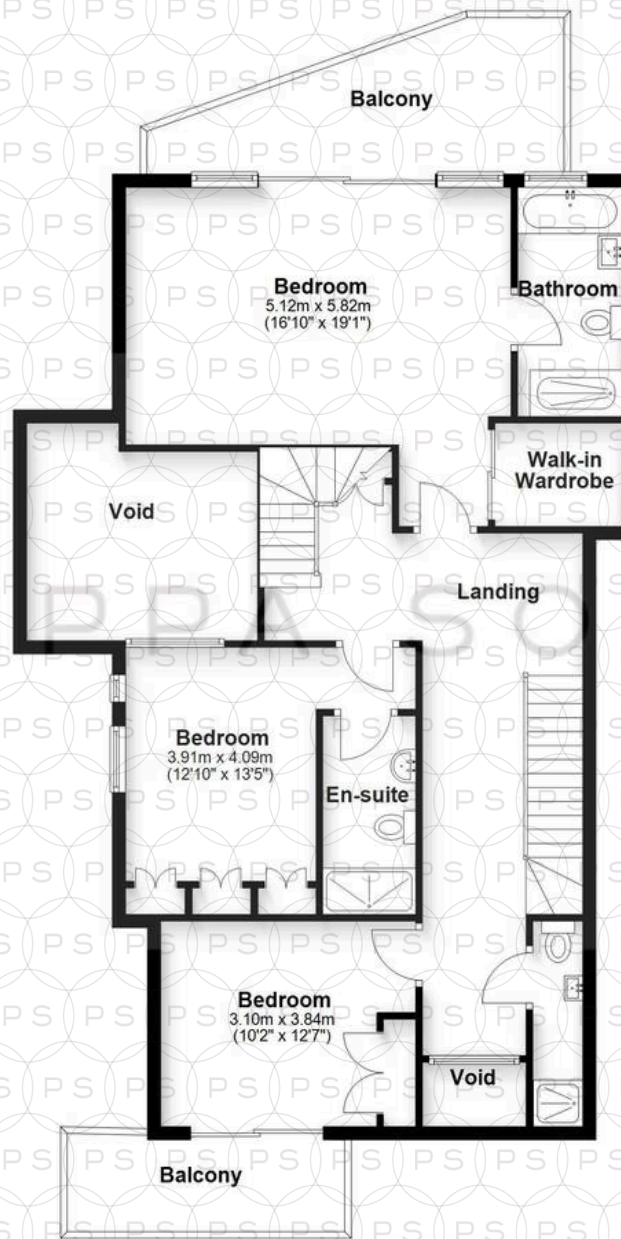
### Ground Floor

Approx. 129.0 sq. metres (1388.6 sq. feet)



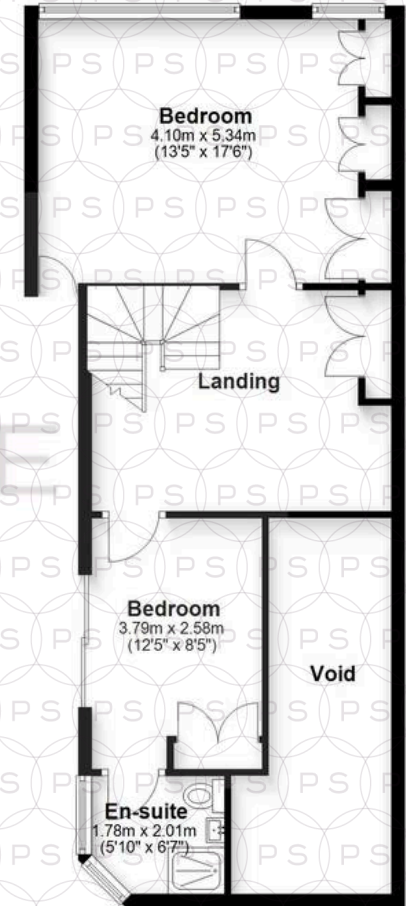
### First Floor

Approx. 103.0 sq. metres (1108.5 sq. feet)



### Second Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 295.5 sq. metres (3180.8 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 558006)  
Plan produced using PlanUp.



## Philippa Sole Ltd

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

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://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.