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7 Blake Hill Crescent, Lilliput, Poole - BH14 8QW  
Offers Over £1,450,000



# 7 Blake Hill Crescent

Lilliput, Poole

Set on a generous quarter-acre corner plot in sought-after Lilliput, this immaculate 3146 sq ft split-level home offers exceptionally spacious and versatile accommodation, built in 2002 by renowned local builders Ankers and Rawlings. Positioned just 400m from Parkstone Golf Course and within easy reach of marinas, beaches, and top-rated schools, the property combines traditional elegance with modern practicality.

- Exceptionally spacious with versatile living
- Four double bedrooms all with individual character.
- Contemporary kitchen/breakfast room fitted with wooden shaker-style cabinetry, granite countertops, and premium Smeg, range cooker.
- Elegant and well proportioned sitting room featuring a large bay window and double doors leading to a terrace and landscaped garden.
- Study/snug offering flexibility as a potential ground floor bedroom, plus cloakroom and separate utility room.
- Detached double garage with a pitched roof, providing secure parking and additional storage.
- Expansive block-paved driveway, accessed via electric double gates, accommodating at least three vehicles or a boat.
- Close to Poole beaches, excellent schools, and Parkstone mainline station
- Prime Lilliput location, 400m from Parkstone Golf Club and near Salterns Marina
- Freehold
- 3146 sq/ft of living and garage space
- Council Tax Band G: £3,999.98
- EPC Rating: C



Step into a light-filled interior via a unique split-level entrance hall featuring a striking solid oak staircase. The expansive open-plan kitchen/breakfast/dining room lies at the heart of the home, opening seamlessly into a bright conservatory with insulated roof and garden access—ideal for entertaining. The shaker-style kitchen boasts granite worktops, integrated appliances, and a Smeg range cooker.

A beautifully proportioned sitting room with bay window and French doors leads to the terrace and landscaped garden, while a stone fireplace with open fire (and gas point) adds charm. A ground floor study/snug, cloakroom, and utility room (with potential for en suite conversion) offer flexibility for family living or guest accommodation.

Upstairs, four generously sized double bedrooms all include fitted wardrobes, served by three stylish bathrooms—two en suites and a family bathroom with bath and separate shower. Additional cloakrooms, extensive solid oak flooring, coving, and quality finishes throughout elevate the home's appeal.

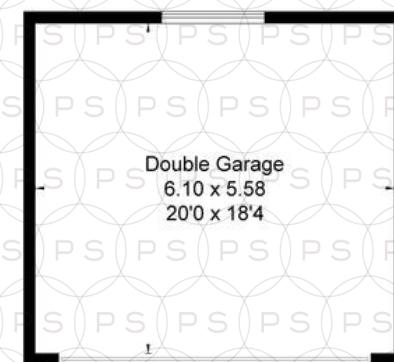
Outside, electric gates open to a block-paved drive, detached pitched-roof double garage, and secure parking for at least three vehicles or a boat. The home benefits from double glazing, gas central heating and stunning leafy views from every room.

#### Location:

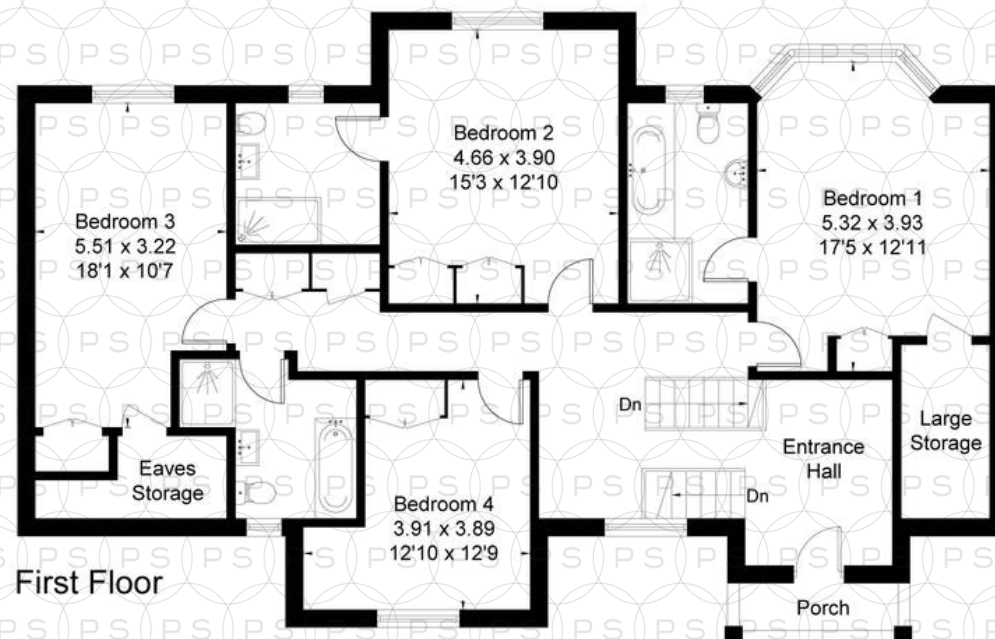
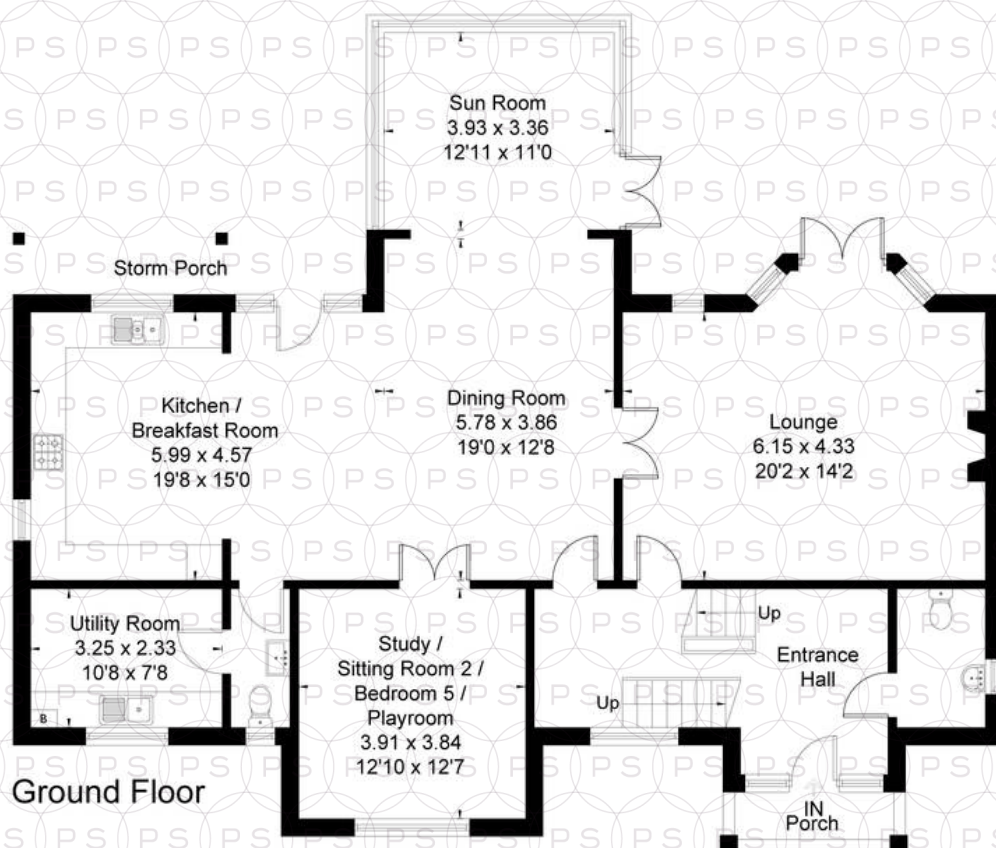
Located in one of Lilliput's most desirable areas, this home is within a mile of Salterns Marina, the Blue Lagoon, Parkstone Golf Club, and local shops. It falls within the catchment for Lilliput First School and Baden Powell. Poole Park, Sandbanks, Branksome Beach, and Canford Cliffs Village are all nearby, with scenic harbourside and chine walks leading to the coast. Parkstone mainline station (1.2 miles) offers excellent transport link to London Waterloo.



Approximate Floor Area = 292.2 sq m / 3146 sq ft (Including Garage)



(Not Shown In Actual Location / Orientation)





## Philippa Sole Ltd

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