

**A&R**  
ANKERS & RAWLINGS  
DEVELOPMENTS LTD

# *Crescent House*

7 Blake Hill Crescent, Lilliput, Poole



An imaginative and thoughtfully designed modern residence, maximising an elevated outlook towards Parkstone Golf Course and enjoying an exceptionally peaceful and private location.  
Completion scheduled for early summer 2002

4 Double Bedrooms, 2 En-Suite Bathrooms, Family Bathroom, Closet to Master Bedroom, Lounge, Dining Room, Kitchen/Breakfast/Day Room, Conservatory, Sun Decking, Utility Room, Double Garaging, Mature Landscaped Gardens

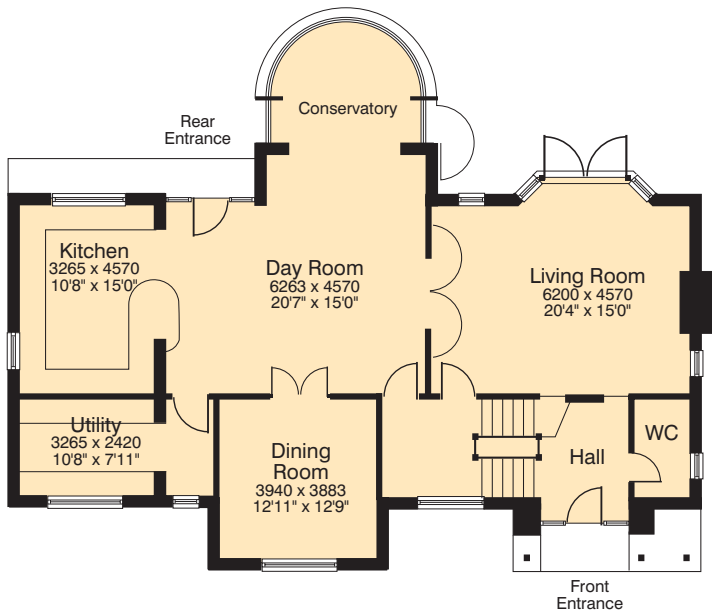
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SOLE SELLING AGENT

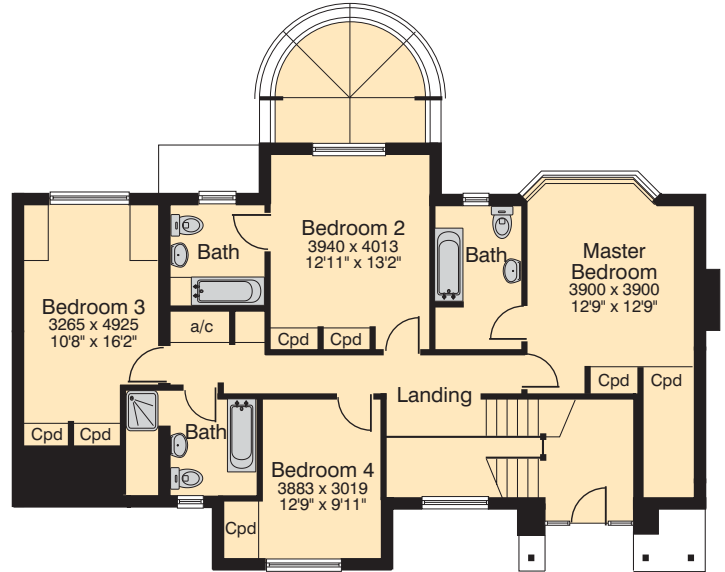


**BERKELEYS**

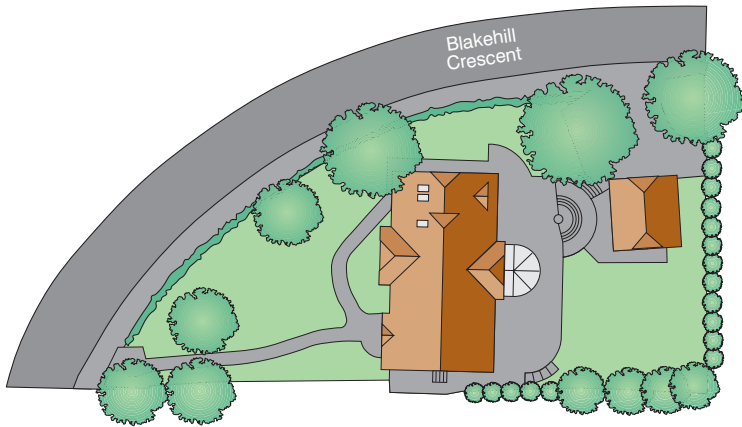
PROPERTY AGENTS SURVEYORS VALUERS  
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[www.berkeleys-estateagents.co.uk](http://www.berkeleys-estateagents.co.uk)  
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Ground Floor



First Floor



Site Plan



### SPECIFICATION

Low maintenance and security afforded by way of UPVC double glazed units, rendered and tile hung elevations, electric up and over doors to garage, security system, smoke detectors.

Internally the property is to be luxuriously appointed throughout including a creatively designed kitchen and utility room, well appointed bathrooms, smooth ceilings throughout with decorative corning and oak faced doors to ground floor principal rooms, extensive use of down-lighters, gas fired central heating, pressurised water system, gas point to fireplace in lounge.



Valley House. A previous A&R development



These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as statements or representations of fact. Minor variation in the finished construction and landscaping should be expected. Any landscaping shown on the artists impression and site plan indicate possible mature landscaping. Ankers & Rawlings reserve the right to alter the specifications without prior notice. Room sizes are taken from the plans and cannot be relied upon for carpet measurements.



Naim House. A previous A&R development