

HILL HOUSE

330 SANDBANKS ROAD





HILL HOUSE

330 SANDBANKS ROAD

Arguably the most prestigious and finest waterfront homes in the UK.

Positioned right on the edge of Poole Harbour with magnificent views and direct water access

Boat garage, slipway and mooring allow you to enjoy the water effortlessly

Triple garage, parking for several cars and manicured grounds, front and back.

Outdoor kitchen with level lawn and infinity edge pool

Indoor pool, sauna, gym and leisure facilities of the highest quality

6 bedrooms all exceptional proportions, all en suites

Separate one-bedroom apartment above triple garage

13,404 approx sq ft of luxurious and bespoke accommodation

First time ever on the market

LOCAL AREA

This property is located in the charming and highly sought-after Evening Hill in Lilliput Village, a vibrant residential area and it is positioned right on the waters edge. Perfectly located, Lilliput is nestled between the prestigious areas of Sandbanks, Canford Cliffs, and Whitecliff Park, making it an ideal location for those seeking both tranquillity and convenience.

The village is well-known for its delightful parade of shops, offering a variety of amenities, including cosy coffee shops, an artisan bakery, a hairdresser, a trendy tapas bar, a popular fish and chip shop, a Tesco Express, and more. Just beyond these conveniences is Salterns Marina, providing year-round access to Poole Harbour's waters, as well as the award-winning beaches of Sandbanks and Studland. These waters are famous for activities such as windsurfing, kitesurfing, paddleboarding, and sailing. For those who prefer to stay on land, the stunning coastal routes through Sandbanks, Studland, and the Isle of Purbeck are popular with walkers, joggers, and cyclists alike.

Lilliput shops - 700 metres

Westbourne amenities - 2 miles

Canford Cliffs amenities - 1.5 miles

Canford Cliffs Beach - 1.4 miles

Poole Harbour - at the end of the garden

Sandbanks - 300 metres

Branksome Train Station - 2.7 mile

London - 110 miles (1 hour 50 minutes by train)

ALL TIMES AND DISTANCES ARE APPROXIMATE

Whitecliff Harbourside Park is also nearby, offering picturesque views and a fantastic play park for children, making it a favourite spot for families and dog walkers. Nestled at the edge of the park, Southdeep restaurant provides a relaxed dining experience in a lively atmosphere, perfect for unwinding after a day by the water.

In the area there are several highly regarded schools, including Poole and Parkstone Grammar Schools, Lilliput First School, and Baden Powell Middle School, as well as many prestigious private schools in the surrounding area.

Sports enthusiasts will appreciate the abundance of leisure options, with championship golf available at Parkstone Golf Club and other renowned courses at Ferndown, Broadstone, and Remedy Oak. Tennis is also well catered for, with excellent facilities at the East Dorset Tennis & Croquet Club and The West Hants Tennis Club, which also features a gym, swimming pool, squash courts, and more.

Lilliput offers excellent transport links, with local mainline train stations connecting to London Waterloo in just two hours. The nearby M27 and M3 motorways provide easy access to major towns and cities, including Southampton, Winchester, and London. Bournemouth Airport is conveniently located just 9.1 miles away approximately, while the Port of Poole offers regular crossings to Cherbourg, St Malo, and the Channel Islands.

Lilliput Village combines the best of coastal living, vibrant amenities, and outstanding connectivity, making it an exceptional place to call home.



HILL HOUSE

Savills are honoured to present **HILL HOUSE**, arguably one of the most prestigious and sought-after waterfront residences in the United Kingdom.

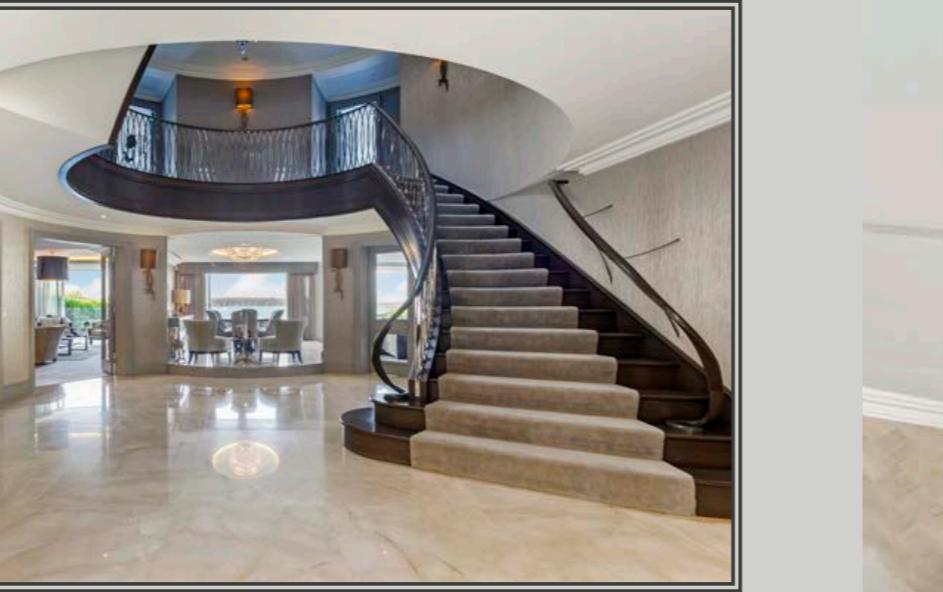
This remarkable home is being offered for sale for the very first time since its creation, having been meticulously designed and constructed by the current owner circa twelve years ago.

From the moment you arrive, it's clear that Hill House represents the pinnacle of waterfront living encompassing an approximate 13,404 sq ft. Every detail from its commanding position on the water's edge to the scale, craftsmanship, and architectural precision reflects an unwavering commitment to excellence. Quite simply, this is a home without compromise.

Behind secure electric gates, a grand approach reveals manicured gardens, generous parking for several vehicles, and a triple garage. The unveiling of the house itself is a moment of pure theatre, an introduction worthy of a property of this calibre.

Inside, Hill House unfolds over four magnificent floors of elegant, contemporary accommodation. At its heart, a breathtaking circular galleried landing crowned by a statement sky light and chandelier creates a sense of drama and light that flows throughout the home.

The principal accommodation features six bedroom suites, each luxuriously appointed with bespoke finishes and private en suite facilities. Four of the suites enjoy panoramic water views, framing the ever-changing scenery beyond.



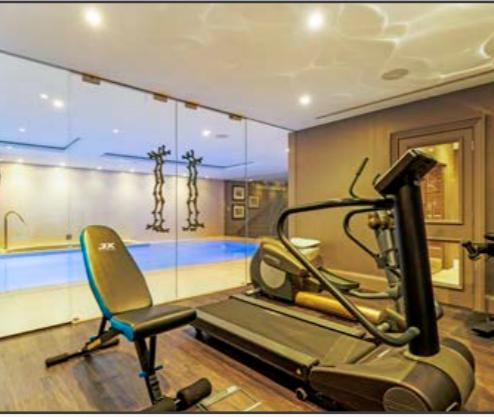
An Icon of Waterfront Luxury

The kitchen, dining, and living areas form a stunning open-plan space, the true soul of the home where full-height glazing opens onto a waterfront terrace, perfect for entertaining or savouring the world-class sunsets that define this exclusive stretch of coastline.

Additional highlights include a formal dining room, separate elegant living room, games and poker area, pool area, bar with temperature-controlled wine room, cinema, indoor pool, sauna, gym, and extensive leisure facilities. A home office provides a quiet retreat, while a beautifully designed one-bedroom guest apartment above the garage offers privacy and comfort for visitors or staff.



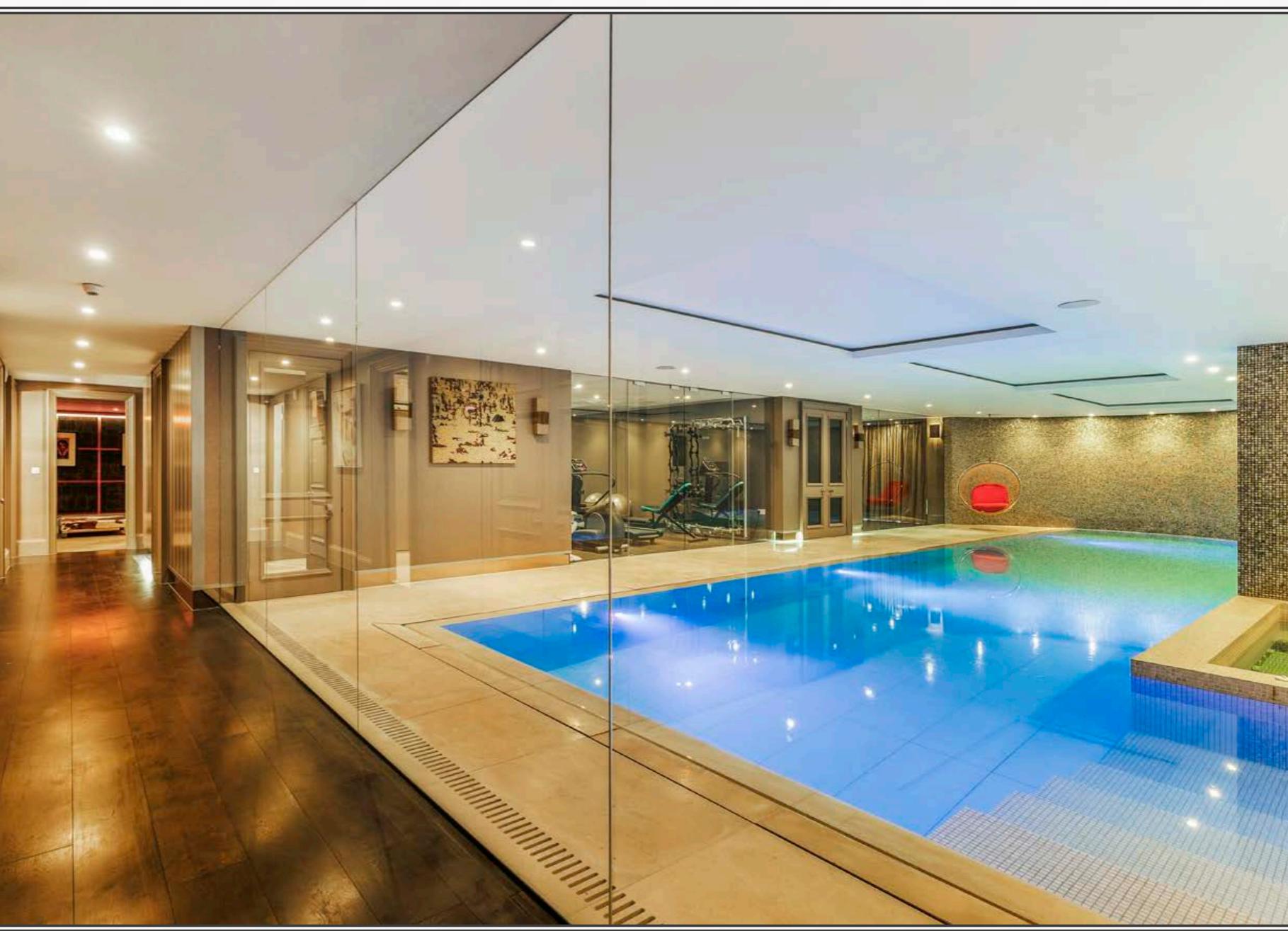


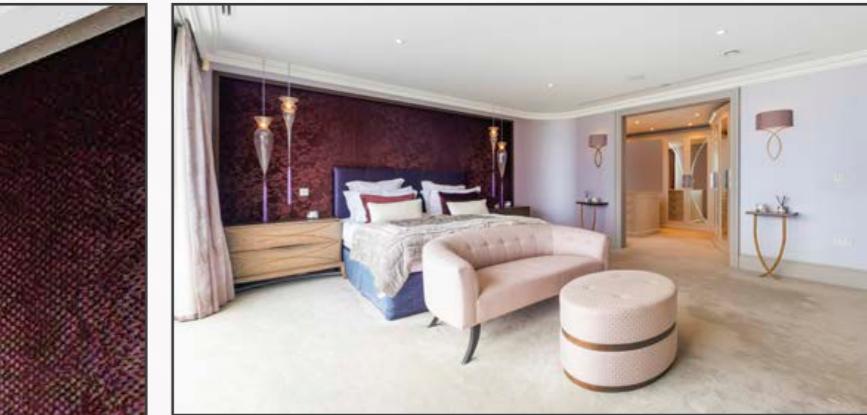


Bar and Swimming Pool



Swimming Pool and Gym





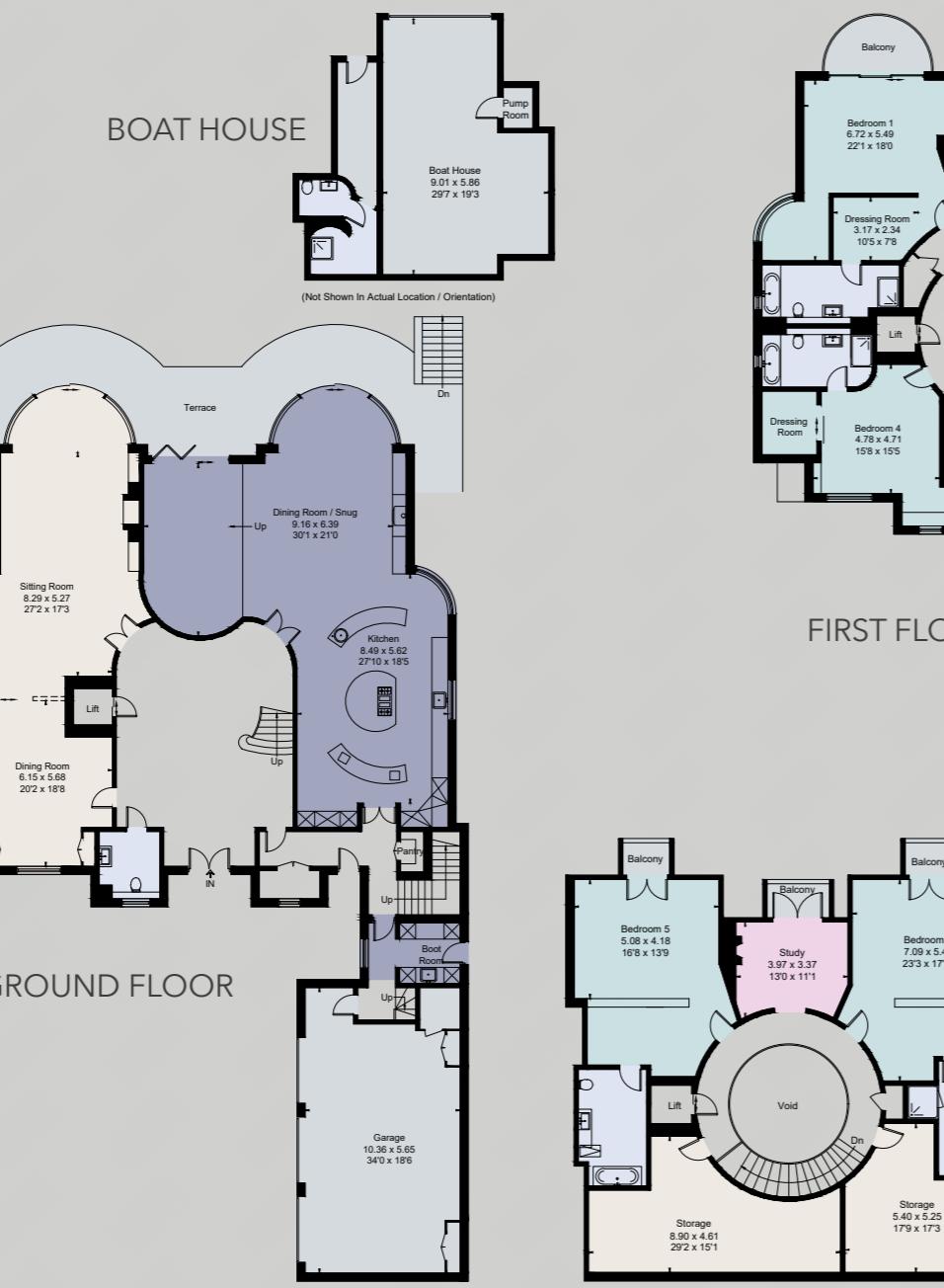
HILL HOUSE

MAIN HOUSE = 1125.8 SQ M / 12118 SQ FT
(EXCLUDING VOID)

GARAGE = 57.6 SQ M / 620 SQ FT

OUTBUILDING = 61.9 SQ M / 666 SQ FT

TOTAL = 1245.3 SQ M / 13404 SQ FT





Externally to the rear there is an outdoor fully equipped kitchen area, level manicured lawn and infinity edge outdoor swimming pool. From this level, via steps it drops down to the waters edge where there is a further terrace for entertaining with pizza oven, boat garage, Jetty, slipway and more.

Every element of Hill House has been crafted to the highest standard, delivering a lifestyle experience that is as rare as it is refined.

To truly appreciate the scale, quality, and emotional impact of this exceptional home, a personal viewing is essential.

SERVICES:

Main Gas, Electric and Water.
Electric gates. Electric car charger. Triple Garage. Boat Garage. Mooring. Slipway.







SAVILLS POOLE

34 HAVEN ROAD, CANFORD CLIFFS,
POOLE, BH13 7LP

SABRINA BODLEY

+44 (0) 1202 708 888

SBODLEY@SAVILLS.COM



Important Notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Date Code - Brochure prepared: October 2025