

A landscape photograph capturing a sunset over a field of tall, golden-brown grasses. The sun is low on the horizon, casting a warm, golden glow across the sky and the field. The sky is filled with soft, wispy clouds, transitioning from a pale blue at the top to a warm orange and yellow near the horizon. In the distance, a dark line of trees marks the horizon. To the right, a single, dark evergreen tree stands prominently against the sky. The overall mood is serene and peaceful.

# Crosstrees





## *Welcome to Crosstrees*

Inscribed with millions of years of natural history, the Jurassic coast is synonymous with dramatic landscapes. The beauty of this stretch of coastline is world-renowned. Steep-sided valleys of former rivers provide natural pathways down to picture postcard beaches and affluent harbours bustle with life.

Lilliput Road is situated in Canford Cliffs, and is a short drive from both Sandbanks and Poole. Its unique surroundings make it one of the most sought after places to live in the UK. As you travel along this prestigious road, a break in the pines reveals a new development: Crosstrees.

Set back from the road, it is surrounded by trees and built on elevated ground to make the most of the long-reaching views and the sprawling golf course behind it. Its design and materials have been inspired by its remarkable setting.



## *Lilliput Road*

Lilliput Road is a charmingly named street that brings to mind one of Jonathan Swift's best-loved novels. The story behind the road's name has fascinated inhabitants for generations. The most plausible explanation is that it stems from Lilliput House. This was a sizeable mansion that stood nearby in the late 18th century and was home to a humorous member of the locally renowned Gulliver family.

Designed to blend seamlessly with the existing properties on Lilliput Road, the buildings' architectural features contribute to the unique charm and sophistication that characterise the area.



## The Design

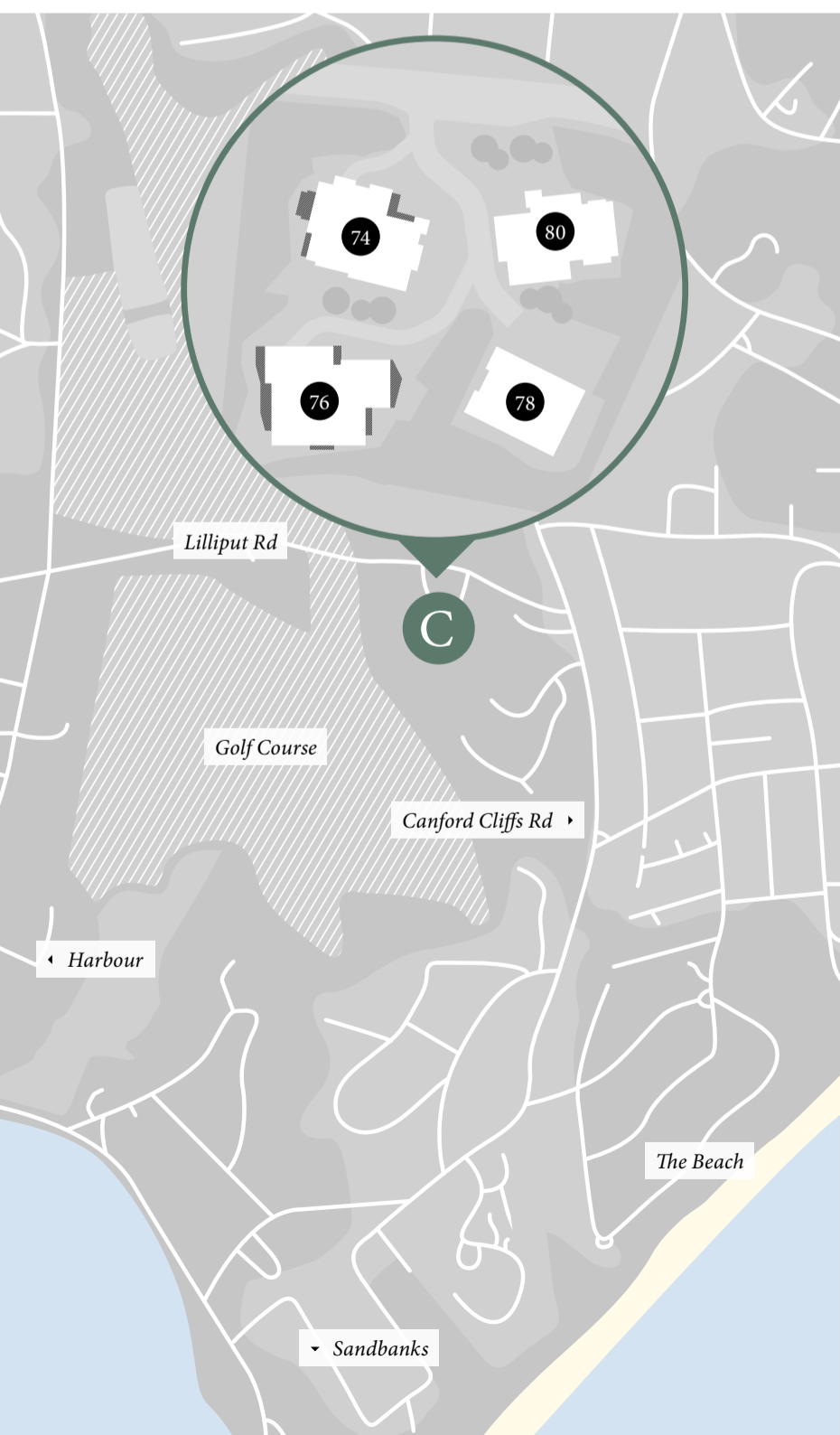
The architecture is a combination of the classic and the contemporary, comprising of two modern and two traditional buildings.

Award-winning architectural and interior design specialists MCA have realised the vision of the development. Acting as master planners across the entire site, their craftsmanship has ensured uncompromising quality and meticulous detail throughout.

74 and 80 Crosstrees have been designed in sympathy with the traditional architecture of the area. These feature buff brickwork walls, with ivory render and Portland stone window details, while the roof tiles complete the traditional design of the buildings. The turrets, with their own distinctive design, frame the entrance drive and welcome you in.

76 and 78 Crosstrees are set further back from the road and have been designed as a modern response to the other buildings. Purbeck stone and ivory render are accented by zinc details and glazed balustrades on the balconies.

In keeping with the idea of practicality in harmony with creativity, there are also secure parking spaces for every apartment.



## Where Classic Meets Contemporary: Introducing the Exterior Materials

Using the highest quality materials, the development is a balance of traditional and contemporary design. A number of the materials are present solely in the traditional build of 74 and 80 Crosstrees, others apply exclusively to the contemporary build of 76 and 78 Crosstrees, and some have been used across all four buildings.

- 01. Glass reinforced concrete planks, wall cladding (seen on 76 & 78)
- 02. Render, wall treatment (used on 74, 76, 78 & 80)
- 03. Redland breckland black concrete tiles, roof tiles (used on 74 & 80)
- 04. Portland stone, wall cladding (used on 74 & 80)
- 05. Buff brick, wall treatment (used on 74 & 80)
- 06. Zinc, wall cladding (used on 76 & 78)



## *The Interiors*

The buildings contain nine open-plan apartments, each with a private balcony or terrace. The interiors draw their inspiration from the nautical heritage of Dorset and are evocative of superyachts. As a result, space is used innovatively and efficiently. From shelved pocket alcoves and sliding pocket doors, to integrated appliances and storage, everything has its place, letting the apartments benefit from open spaces.

Clean lines and sleek materials feature strongly throughout. As soon as you walk into the building, walnut and bronze accents feature in the entrance hallways. Lighting is a balance of contemporary chandeliers and recessed LEDs, reflecting the traditional and modern balance of the buildings.

The plots, sitting amongst mature pine trees, enable the apartments to benefit from stately views of the surrounding area.





## *Nautically Inspired: Introducing the Interior Materials*

- 01. Bronze anodised aluminium, decorative metal work
- 02. Etched mirror, shower room wall treatment
- 03. Large format porcelain tile, floor tile
- 04. Quartz stone, shower room wall enclosures
- 05. Decorative marble plaster, wall treatment
- 06. American black walnut veneer, bespoke joinery items
- 07. Quartz stone, kitchen worktops and splashbacks
- 08. Corian, bespoke joinery items





*The Best of Dorset*

*Unearth a landscape  
of sprawling woodland  
and pebbled coves*





## *The Local Area*

Crosstrees is positioned in the heart of Lilliput Road, a desirable address that lets you make the most of the local area while remaining immersed in greenery. Halfway between Bournemouth and Poole, which are four miles to the east and west respectively, a short drive in either direction brings you to a range of shops, restaurants, galleries and beaches.

One of the great pleasures of living here is being surrounded by countryside and coastline. Parkstone Golf Course neighbours Lilliput Road, the East Dorset Lawn Tennis and Croquet Club is nearby and the selection of water sports on offer locally is second to none.

The nearest village is Canford Cliffs, just a short walk away. It's a friendly place, perfect for a leisurely stroll to buy the daily paper or enjoying a drink before dinner in one of the local restaurants.

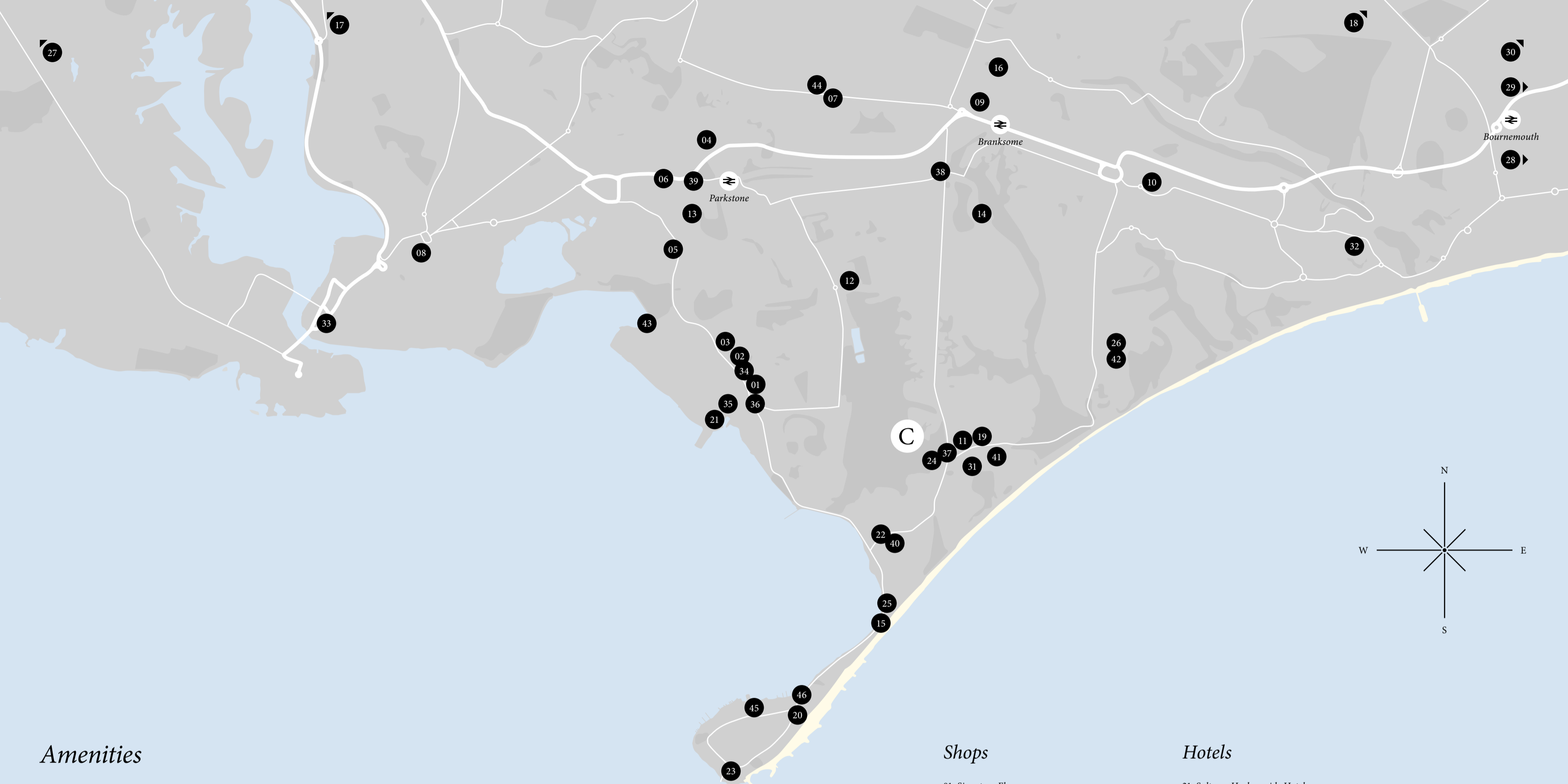
The internationally renowned resort of Sandbanks is less than two miles away. The first class sailing opportunities in the area have drawn the prestigious Royal Motor Yacht Club and the Southern Headquarters of the Royal Yachting Associations to base themselves in Sandbanks. To help you unwind, there are spas which are every bit as good as the sailing. You'll also find some of the best seafood in the country, including Rick Stein's waterfront restaurant.

With so much nearby, Crosstrees combines the energy and golden beaches of the harbour with the rich greenery of the Dorset countryside.



*Discover the coastline's  
hidden treasures...*





## Amenities

## Shops

01. Signature Flowers
02. Tesco Express Lilliput
03. Patisserie Mark Bennett
04. Parkstone Fisheries
05. PJ Jones Butchers
06. Bennetts Family Bakers
07. Waitrose
08. Dolphin Shopping Centre
09. John Lewis
10. Marks & Spencer
11. HNB Hair & Beauty

## Leisure

12. Parkstone Golf Club
13. East Dorset Lawn Tennis & Croquet Club
14. Branksome Park Tennis & Bowls Club
15. FC Watersports
16. DW Sport Fitness
17. Virgin Active (4 miles)
18. Ferndown Golf Club (7.9 miles)

## Agents

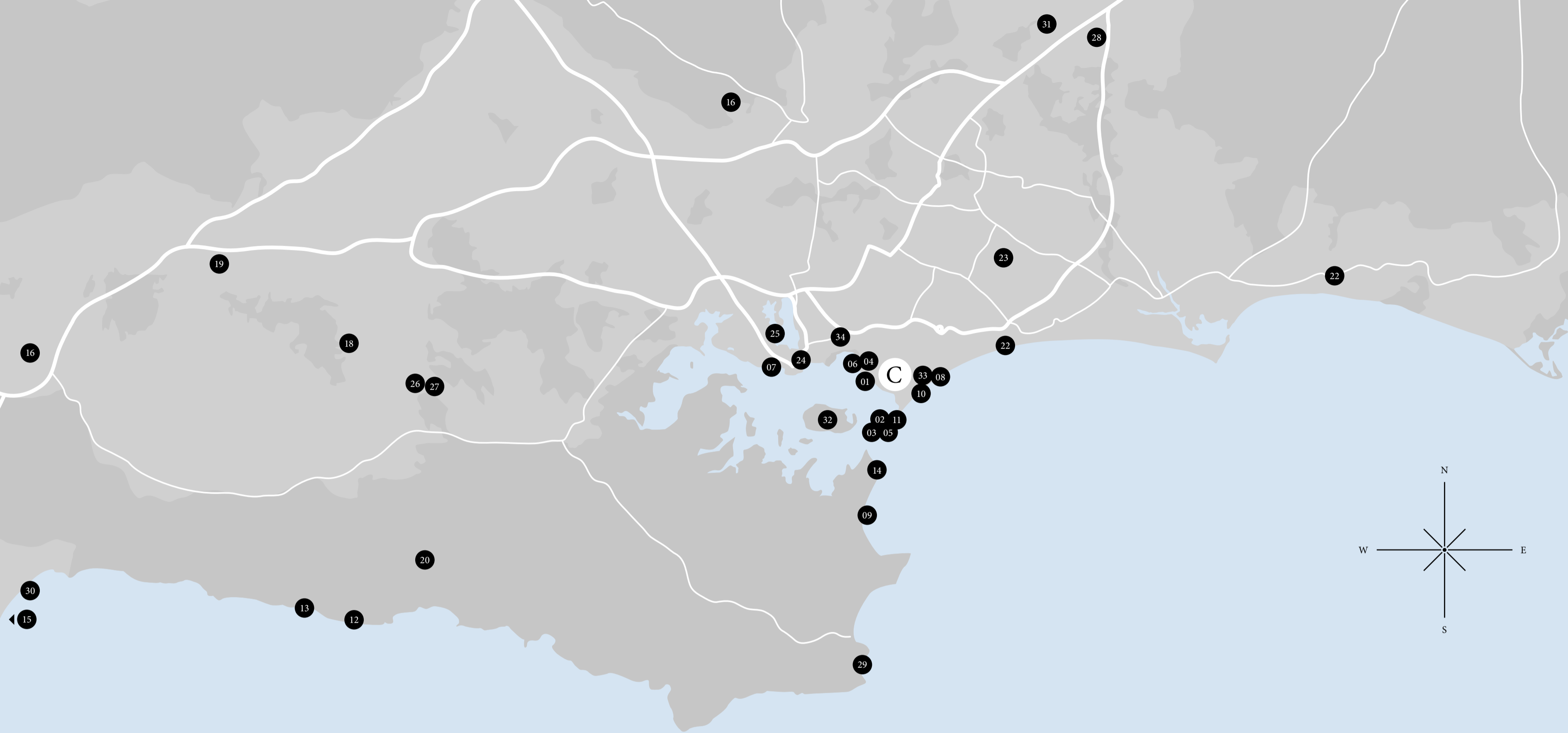
19. Savills
20. Tailor Made

## Hotels

21. Salterns Harbourside Hotel
22. Harbour Heights Hotel
23. Haven Hotel
24. Milsoms Hotel
25. Sandbanks Hotel
26. Grovefield Manor Hotel
27. Summer Lodge Country House Hotel (33.5 miles)
28. Christchurch Harbour Hotel & Spa (7 miles)
29. Chewton Glen Hotel & Spa (10.2 miles)
30. Lime Wood Hotel & Spa (24.5 miles)
31. The New Beehive Hotel
32. Hilton Hotel
33. Hotel du Vin & Bistro

## Cafes & Restaurants

34. Rockets and Rascals
35. Via Veneto
36. Koh Noi
37. Loch Fyne
38. Penn Central
39. Little Red Roaster Coffee House
40. Harbar Bistro
41. The Cliff
42. Inn in the Park
43. Parkstone Bay Cafe
44. Alghero
45. Boatyard Cafe Bar
46. Rick Stein, Sandbanks



## Discover Dorset

### Sailing

- 01. Salterns Marina
- 02. Sandbanks Yacht Company
- 03. The Royal Motor Yacht Club
- 04. Lilliput Sailing Club
- 05. North Haven Yacht Club
- 06. Parkstone Yacht Club
- 07. Poole Yacht Club

### Beaches

- 08. Branksome Beach
- 09. Studland Beach
- 10. Canford Cliffs Chine Beach
- 11. Sandbanks Beach
- 12. Lulworth Cove
- 13. Durdle Door
- 14. Shell Bay
- 15. West Bay (43.2 miles)

### Days Out

- 16. The Keep Military Museum
- 17. Russell-Cotes Art Gallery & Museum
- 18. Clouds Hill
- 19. Athelhampton House and Gardens
- 20. The Lulworth Estate
- 21. Kingston Lacy
- 22. Highcliffe Castle
- 23. Bournemouth Football Club
- 24. Dolphin Quay
- 25. Cobbs Quay
- 26. Bovington
- 27. Monkey World

### Great Outdoors

- 28. Avon Health Country Park
- 29. Durlston Country Park
- 30. Lodmoor Country Park
- 31. Moors Valley Country Park and Forest
- 32. Brownsea Island
- 33. Compton Acres
- 34. Poole Park



*Explore the Apartments*



## *The Living Areas*

The apartments open out in to large entrance hallways with timber flooring and stylish coffered ceilings. This then leads into the open-plan living and kitchen area. Floor-to-ceiling windows ensure this space is awash with natural light to add a sense of grandeur to the room. A superbly engineered kitchen means dining at home is every bit as pleasurable as eating out.





## *The Bedrooms*

Each bedroom has been tailored to be both highly refined and wonderfully relaxing. They are airy spaces with convenient storage thanks to the intelligently designed walk in wardrobes.



## *The Bathrooms*

The bathrooms are spacious and light, with high-quality ceramic and quartz finishes. Details such as a heated towel rail and heated bathroom mirror make getting ready in the morning all the more efficient and comfortable.

## *The Penthouses*

For those after even more space, there are two penthouse apartments in each building. Each penthouse has three bedrooms, large living areas and boasts sweeping views across the landscape. Roof lights illuminate the entrance hall for added light when you come home.



## *The Balconies*

These bespoke seating areas are designed to channel the experience of socialising on a yacht. Decking beneath your feet and fantastic views, you need only add a cold drink and company.





*Floorplans*

# Typical Two Bedroom Apartment

## Dimensions

Master Bedroom  
3.68 m x 7.39 m  
12.07 ft x 24.25 ft

Ensuite  
2.09 m x 2.51 m  
6.86 ft x 8.23 ft

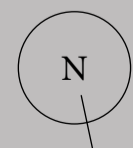
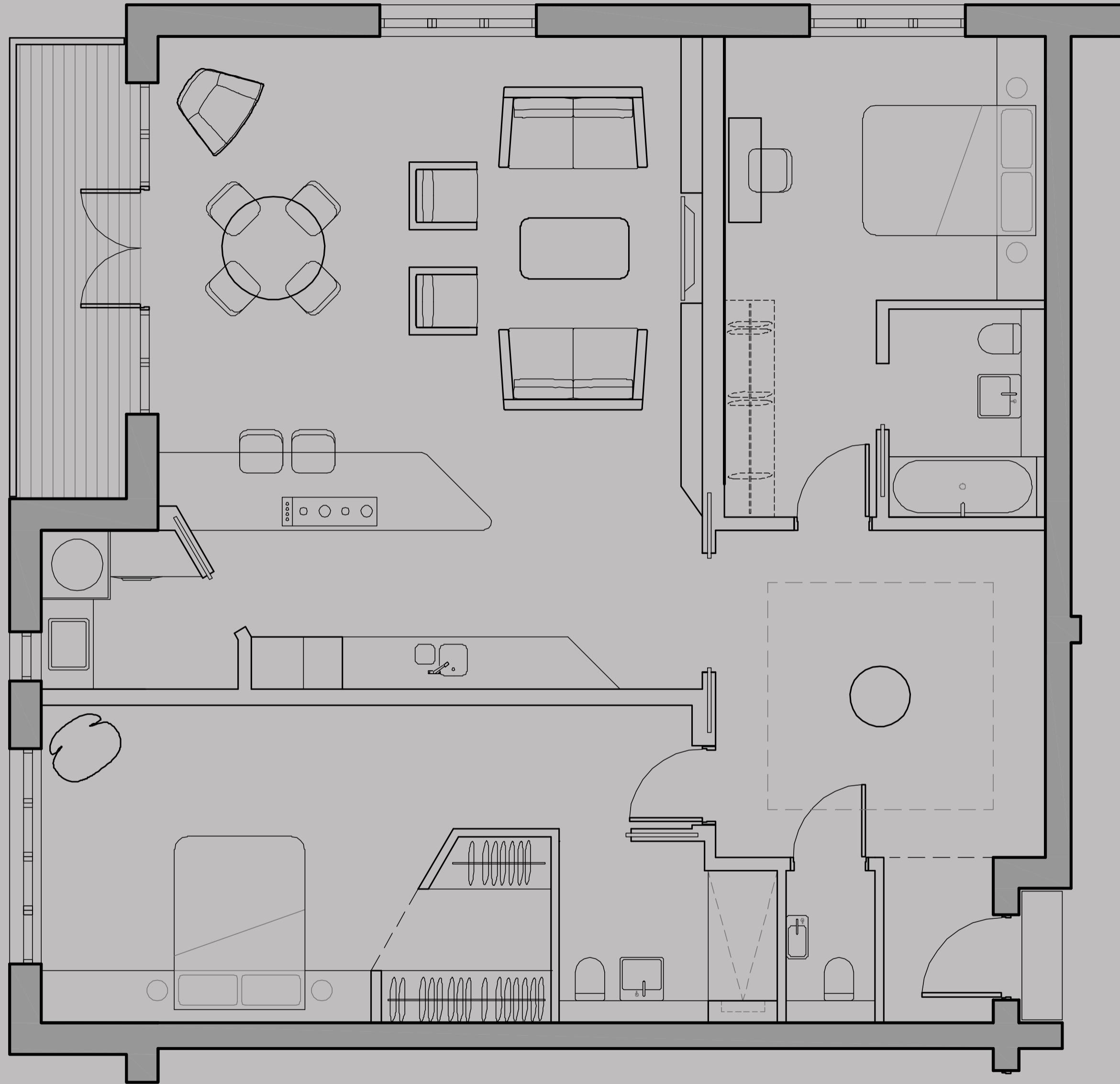
Second Bedroom  
5.54 m x 3.74 m  
18.18 ft x 12.27 ft

Ensuite  
2.41 m x 1.81 m  
7.91 ft x 5.94 ft

Living Area / Kitchen  
7.51 m x 6.31 m  
24.64 ft x 20.70 ft

Utility  
2.11 m x 2.00 m  
6.92 ft x 6.56 ft

Hallway  
3.93 m x 3.78 m  
12.89 ft x 12.50 ft



# Typical Three Bedroom Apartment

## Dimensions

Master Bedroom  
3.75 m x 8.44 m  
12.30 ft x 27.69 ft

Ensuite  
1.73 m x 2.37 m  
5.68 ft x 7.78 ft

Second Bedroom  
5.40 m x 3.74 m  
17.70 ft x 12.27 ft

Ensuite  
2.23 m x 1.77 m  
7.32 ft x 5.81 ft

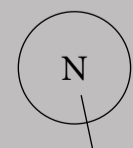
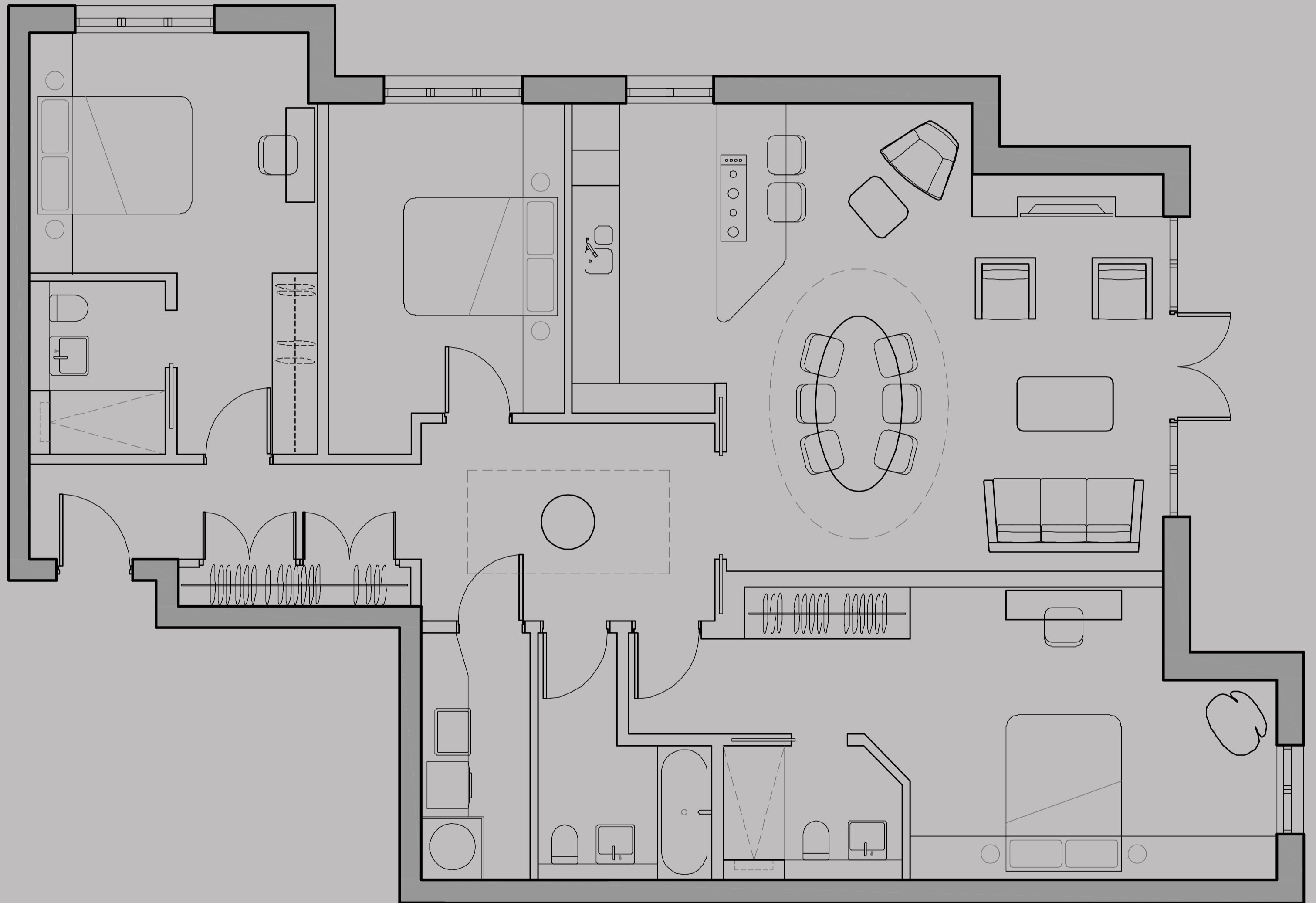
Third Bedroom  
4.50 m x 3.07 m  
14.76 ft x 10.07 ft

Bathroom  
3.17 m x 2.29 m  
10.40 ft x 7.51 ft

Living Area / Kitchen  
6.01 m x 7.70 m  
19.72 ft x 25.26 ft

Utility  
3.17 m x 1.43 m  
10.40 ft x 4.69 ft

Hallway  
2.55 m x 4.01 m  
8.37 ft x 13.16 ft





# Penthouse

## Dimensions

Master Bedroom  
5.19 m x 6.66 m  
17.03 ft x 21.85 ft

Ensuite  
2.09 m x 3.04 m  
6.86 ft x 9.73 ft

Second Bedroom  
5.01 m x 6.51 m  
16.44 ft x 21.36 ft

Ensuite  
2.98 m x 2.62 m  
9.78 ft x 8.59 ft

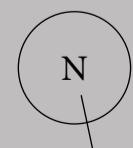
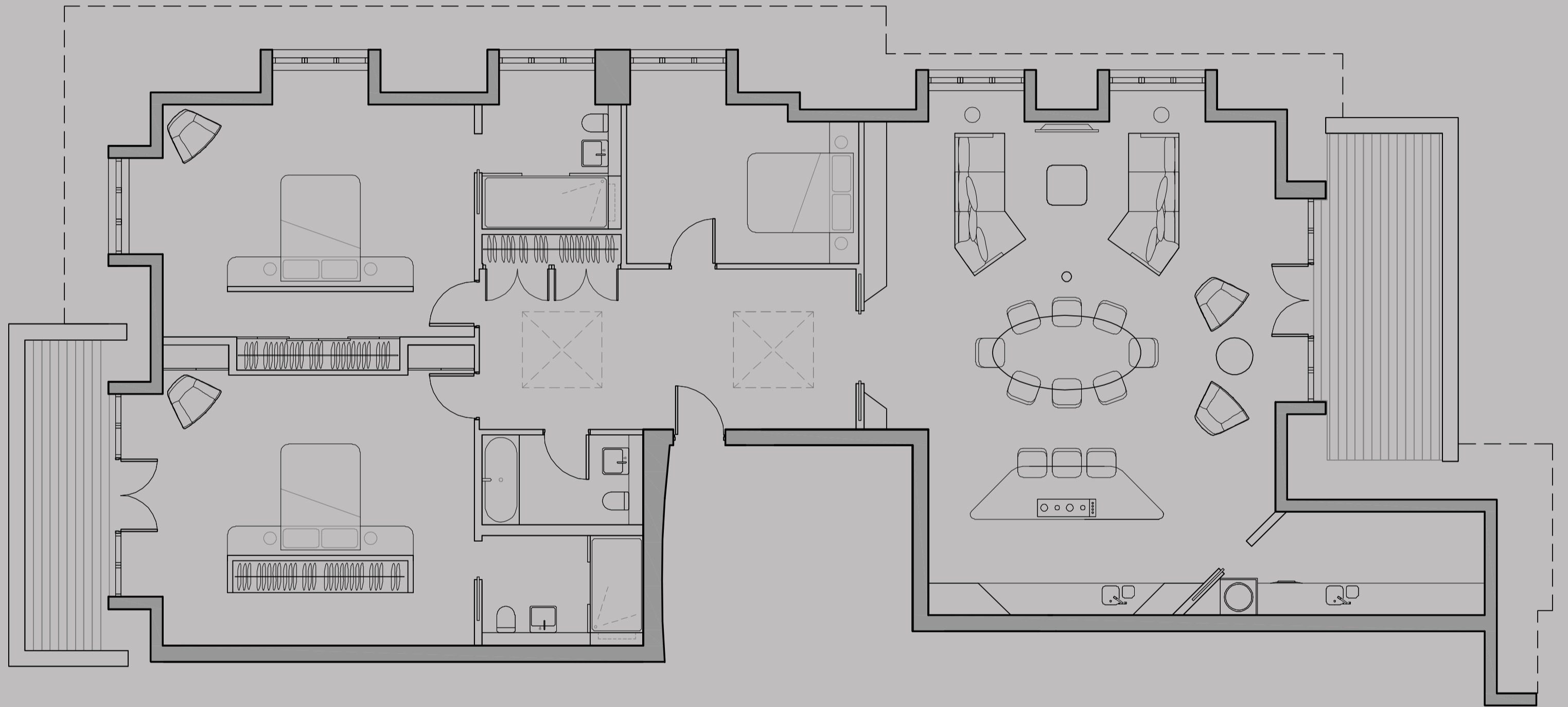
Third Bedroom  
3.62 m x 4.31 m  
11.88 ft x 14.14 ft

Bathroom  
1.70 m x 3.04 m  
5.58 ft x 9.97 ft

Living Area / Kitchen  
9.88 m x 7.73 m  
32.41 ft x 25.36 ft

Utility  
1.96 m x 5.36 m  
6.43 ft x 17.59 ft

Hallway  
3.02 m x 7.09 m  
9.91 ft x 23.26 ft





*An area that offers new  
delights in all seasons*

# Specification

At Crosstrees, no two apartments are the same. Each apartment has been individually laid out to maximise its potential and provide a truly bespoke experience.

## KITCHENS

Custom-designed fully integrated kitchens with soft-close doors and drawers

Solid surface worktop and splashback

Peninsula features bespoke, Corian-designed curved end panels

Under-mounted stainless steel sink

Full package of integrated appliances, including an oven, ceramic hob, microwave, dishwasher and fridge freezer

Extractor fan above hob

Wine Cooler\*

Integrated LED counter lighting

Separate utility room designed to complement the kitchen

## BATHROOMS & ENSUITES

Contemporary white sanitaryware throughout

Ceramic wall-mounted or semi-recessed basin

Wall-mounted WC with soft-close seat and dual push button flush

Large format porcelain tiling to walls and floor

Clear glass shower enclosure and/or bath screen

Walk-in shower with thermostatically controlled fixed shower head, with additional wall-mounted hand-held shower\*

Bespoke wall-mounted mirrored vanity unit with shaver socket, and integrated feature lighting and storage

Heated towel rails

## FLOOR FINISHES

Engineered hardwood flooring to hallways

Large format porcelain tiling to open-plan living areas with carpet inlay to seating area

Large format porcelain tiling to bathroom and ensuite shower rooms

Quality carpets in bedrooms

## DOORS

Walnut veneer, secure entrance door, set into walnut veneer apartment portal with contemporary bronze ironmongery

Backlit numbering on apartment doors

Walnut veneer internal doors with contemporary bronze ironmongery

## WARDROBES

All master bedrooms have fully fitted wardrobes with hanging and storage space (wardrobe design allows for purchaser to upgrade at additional cost)

Apartments with three or more bedrooms also feature fitted wardrobes in the second bedroom

## ELECTRICAL & LIGHTING

Recessed LED downlights throughout

Feature “coffered” ceiling to entrance hallways

Contemporary ironmongery to all sockets and light switches

5 amp lighting sockets in master bedrooms

## AV, TELEPHONE & DATA

Sky+ / HD TV point in all reception rooms and bedrooms\*\*

Telephone points in all reception rooms and bedrooms

High speed internet connection\*\*

## HEATING & COOLING

Heating and hot water provided by a gas combination boiler with hot water storage tank

Underfloor heating with temperature control settings for individual rooms

## BALCONIES

All balconies accessed via opening or sliding glazed doors

Balcony floors finished with decking or paviors

Glazed balcony balustrades

Outside balcony lighting

## SECURITY & COMMON AREAS

Security fob access to all building entrances including secure car park

Allocated parking space(s)

Lift access to all floors

Curved plasterwork in common entrance areas

Colour video phone entry system for each apartment

Mains supply smoke and/or heat alarms

Communal lighting with movement and daylight-sensitive sensors

Secure private storage area included in the basement for each apartment

## WARRANTY

All apartments benefit from a 10 year warranty provided by Premier Guarantee

A range of bespoke joinery items are also available to order, ensuring that your apartment is individual to you

\* Selected apartments only

\*\* Requires subscription

## About Shape

In just under four years Shape has built up a portfolio worth an estimated £135 million GDV across London and the South East. Most recently we were delighted to acquire a site at Long Lane, Southwark, which we envisage will transform into an innovative, horseshoe-shaped setting for 95 apartments close to that spectacular 'vertical city' - The Shard.

The Shape team is a small but experienced one. Between them, our directors have decades of experience in high-end and residential developments and each has personal involvement in the intricacies of perfecting a scheme, down to the selection of fixtures and fittings. Our commitment to excellence in all we do is complemented by the skill of our team of carefully selected architects and interior designers, together with the expertise of a trusted group of investors.

In the words of Oliver Purday, development director:  
"A Shape development starts with the location.

We're not in the business of building one-size-fits-all standard 'boxes', rather we pride ourselves in finding exciting, up-and-coming settings and creating striking, individual new homes within them. Every one of our schemes begins life as a blank canvas: the design is refined until it suits both the place in which it stands and the people who choose to live there. It's all about finding that perfect fusion of location, specification and purchaser."

## About Boulton LDN

Founded by property and technology entrepreneur Steve Boulton-Brooks, Boulton LDN is an energetic and forward-thinking property investment company.

Steve and his fellow directors each have over 20 years of experience in the UK and European property industries. They have transacted in excess of £3billion across a number of deals. These include a diverse range of market sectors, including UK and Nordic shopping centres, UK offices, prime residential and high street retail.

*A Joint Development by:*



*[www.cross-trees.com](http://www.cross-trees.com)*



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*Disclaimer:*

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\* Please note that exact interior finishes are subject to client upgrades. Items or details marked with an asterisk are available at an additional charge.

