



Substantial recently built neo-Georgian style house

Evening Hill, Poole

Freehold



4 en suite bedrooms • Kitchen/family room • Sitting room • Dining room • Study • Utility room • Boot room and Cloaksroom • Double garage

Local information

This stunning home is located on Evening Hill an exclusive coastal location adjacent to Poole Harbour and next to the world famous Sandbanks peninsula. Poole has the second largest natural harbour in the world ideal for all year round water sports and the multi-award winning sandy beaches for which the area is renowned are only half a mile away. The town has been recognised as one of the finest places to live in the country.

Sandbanks 0.5 mile
Poole Harbour 0.25 mile
Lilliput shops 0.5 mile
Bournemouth Centre 3.5 mile s
Poole Centre 2 miles
Bournemouth Airport 12 miles
London 110 miles (1 hour 50 minutes by train)

All times and distances are approximate

About this property

A modern character property with high ceilings built to exacting standards by renowned and well know local company Bracken Developments

An impressive double height reception hall with a tiled floor leads to a fitted boot room/ cloaks area where there is also a ground floor cloakroom, the sitting room has a feature stone fireplace and a pair of French doors that lead out to the rear garden. A pair of partly glazed doors open from the reception hall into the large formal dining room and on the opposite side of

the hallway is the fitted study. Also to the rear of the property with access to the garden is the very spacious kitchen/breakfast/ family room with an engineered wood flooring and a stunning kitchen area with an island designed and fitted by Kitchen Elegance, off the kitchen area is a large utility room.

A light oak staircase leads up to the bright and spacious galleried landing where there is an access point to the loft and an impressive walk in airing cupboard. There are four great sized bedroom suites the master bedroom having a private balcony, fully fitted dressing room and a luxurious bath/ shower room.

A pair of electric gates with an entry system opens to a long block paviour driveway, parking area and the detached triple garage with a side door and a covered walkway leading directly to the utility room. The private rear garden is delightfully landscaped with a large sun deck area, lawn and a variety of mature trees and shrubs.

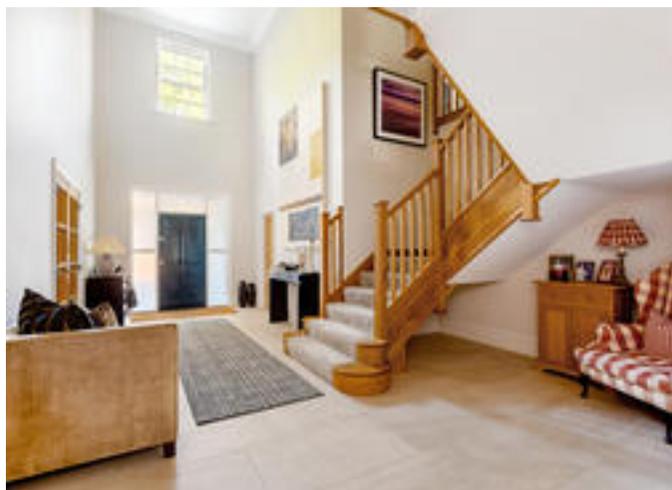
Tenure

Freehold

EPC rating = F

Viewing

Strictly by appointment with Savills

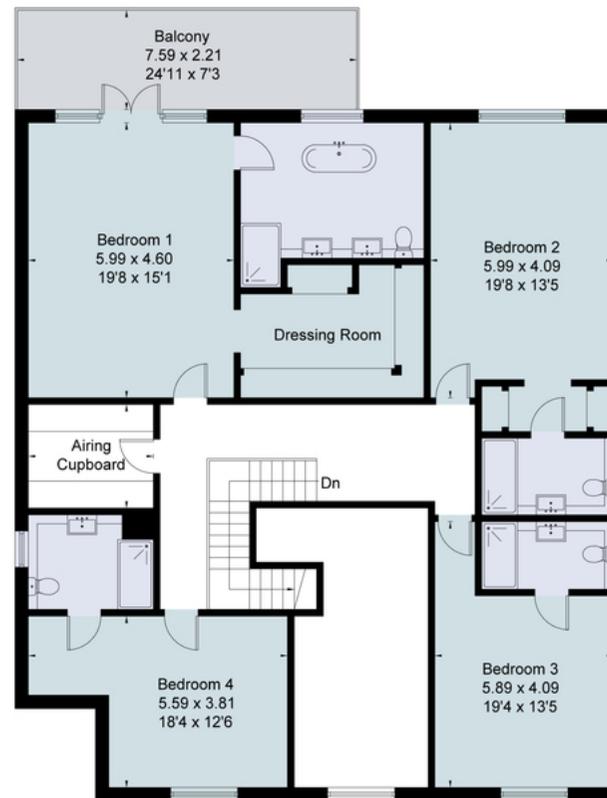




Approximate Floor Area = 379.8 sq m / 4088 sq ft

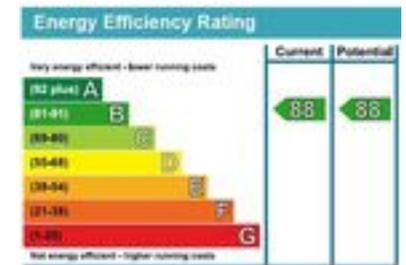


Ground Floor



First Floor

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