

The House on Evening Hill

2 Alington Road, Evening Hill, Poole, BH14 8LZ



An award winning contemporary home in a highly sought after location, occupying a private position on Evening Hill, with spectacular panoramic views across Poole Harbour.

Guide Price: £2,950,000



SITUATION & DESCRIPTION

Evening Hill is an exclusive enclave situated between Lilliput and the world famous Sandbanks peninsula. The short distance from the beach, Lilliput shops and Salterns marina, makes Evening Hill a special place to live.

Evening Hill viewpoint is considered by many to afford the best views of Poole Harbour and Brownsea Island available anywhere. Designed by the renowned architect Richard Horden, The House on Evening Hill is a unique award winning two storey contemporary residence set behind secure gates offering a high degree of privacy. Built to blend into the landscape by using a minimal variety of materials and extensive use of glass, it provides solar absorbing elevations. This glazed rectilinear steel framed property won 'House of the Year' in 2004 awarded by BBC2 and The Royal Fine Art Commission. The accommodation extends to approximately 2,949 Sq. Ft and has been finished to an exacting specification complementing its contemporary styling and taking full advantage of the southern aspect, with stunning panoramic views across Poole Harbour towards Brownsea Island, Sandbanks Peninsula and the Purbecks beyond.

Upon entering the property you are instantly struck by the spacious open plan living arrangements with Parlex Museum Ash Wood flooring running through the property. As the natural light fades the Erco designed lighting system retains the bright spacious feel. From the entrance lobby you have a cloakroom and direct access to the garage. The main living area has a partition wall separating the study area with large panelled windows optimising the view over Poole Harbour, with doors opening to the gardens and balcony with glazed balustrades. The adjoining Tisettanta Italian kitchen is complimented by a range of Miele appliances and Carrera Marble surfaces. There is a large viewing hatch to the living area and a glazed balustrade over the mezzanine to the lower ground floor. Stairs from the living room lead down to the lower ground floor presenting four double bedrooms, all with built in wardrobes by Tisettanta and three en-suite bathrooms with one shower room.

Timber and glazed doors divide each sleeping area, giving each bedroom their own private hallway with direct garden access. There is also a large laundry room providing excellent storage space, ideal for water sports/outdoors equipment.

Outside the house sits comfortably on a generous south west facing plot and is privately enclosed by fir trees and mature hedging. The property and driveway are accessed via an electric screen gate and separate pedestrian access with a security entry phone system. The integral garage, with harbour views has a sliding glazed door and additional workspace/store area. There is also a hard standing for a small boat.





PLANING CONSENT

Planning permission has been granted for a 164m² (1,765 Sq.Ft.) extension to the west side of the existing house.

The new extension will add one large bedroom, bathroom and storage on the lower ground level, enabling a further reception area and storeroom on the upper ground level. Details can be found on the Borough of Poole Website, reference number 15/00976/F www.boroughofpoole.com/planning.

Projects designed by Richard Horden include:

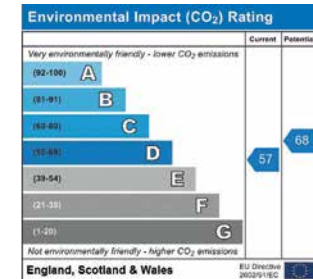
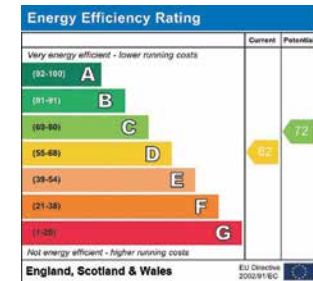
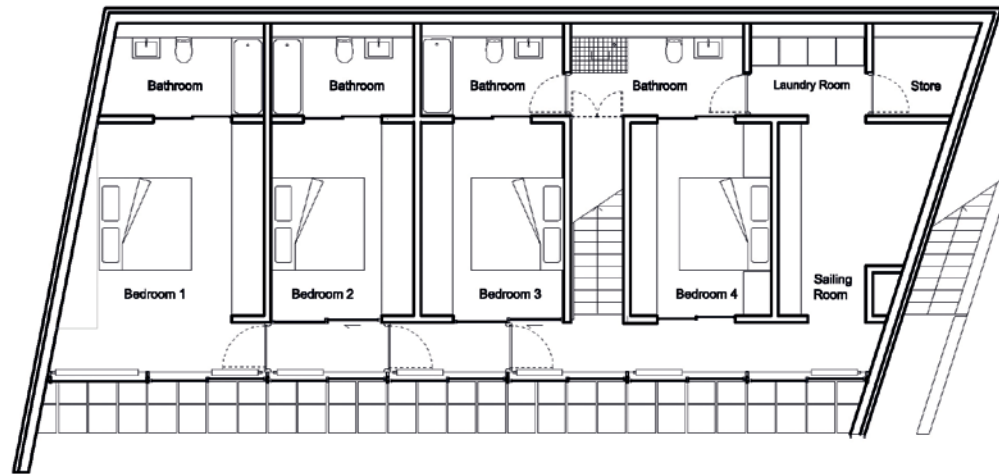
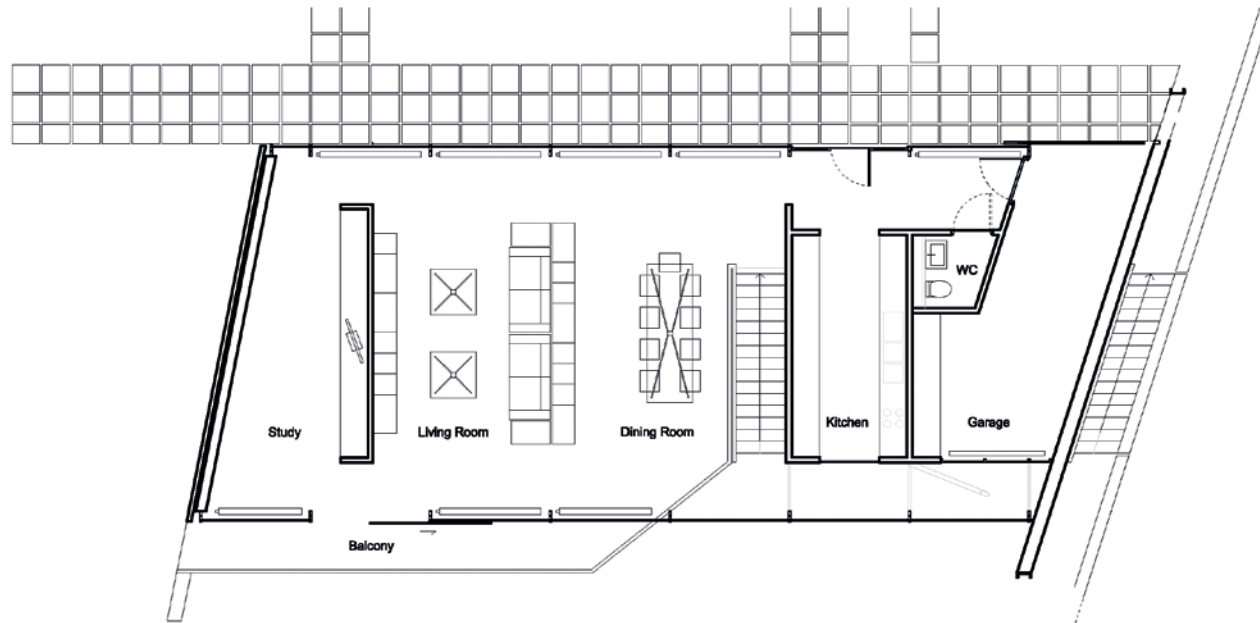
- The Queen's Stand, Epsom Racecourse
- Kingsgate House, Kings Road, London
 - The Diamond Tower, Canary Wharf
- Arundel Great Court, The Embankment
 - Poole Museum
 - Poole Study Gallery
- Wildwood House, Branksome Park

To fully appreciate this outstanding property an internal viewing is highly recommended.









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All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.



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