



**Beach House, 5a Bingham Avenue, Evening Hill, Poole BH14 8ND**  
**£1,875,000 Freehold**









### Property Comprises

This substantial family house is positioned on one of the area's most sought after roads in the quiet enclave of Evening Hill, close to Parkstone Golf Course and Poole Harbour.

Sitting in impressive grounds the house is set back from the road behind electric gates and offers extensive accommodation arranged over two floors.

This attractive residence has been meticulously maintained, and has benefitted from extensive modernizations in recent years and now offers spacious and luxurious accommodation to include a stunning galleried vaulted reception hall with bespoke staircase, beautiful 'shaker' style kitchen designed by 'Kitchen Elegance' with bi-folding doors which lead onto the rear patio a perfect entertaining space and secluded garden beyond, dining room, formal sitting room with wood burning stove, and family room. also to the ground floor is a large utility room and W/C. To the first floor are five double bedrooms and luxuriously appointed bathrooms. The master suite is a particular feature of this home with a dressing area and large ensuite bathroom. The house is approached via electric double gates on to a level drive with parking for several vehicles and providing access to a large integral double garage. The rear garden is landscaped with a large patio area and good sized private lawn garden.

### Evening Hill

The property is located in Bingham Avenue, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.





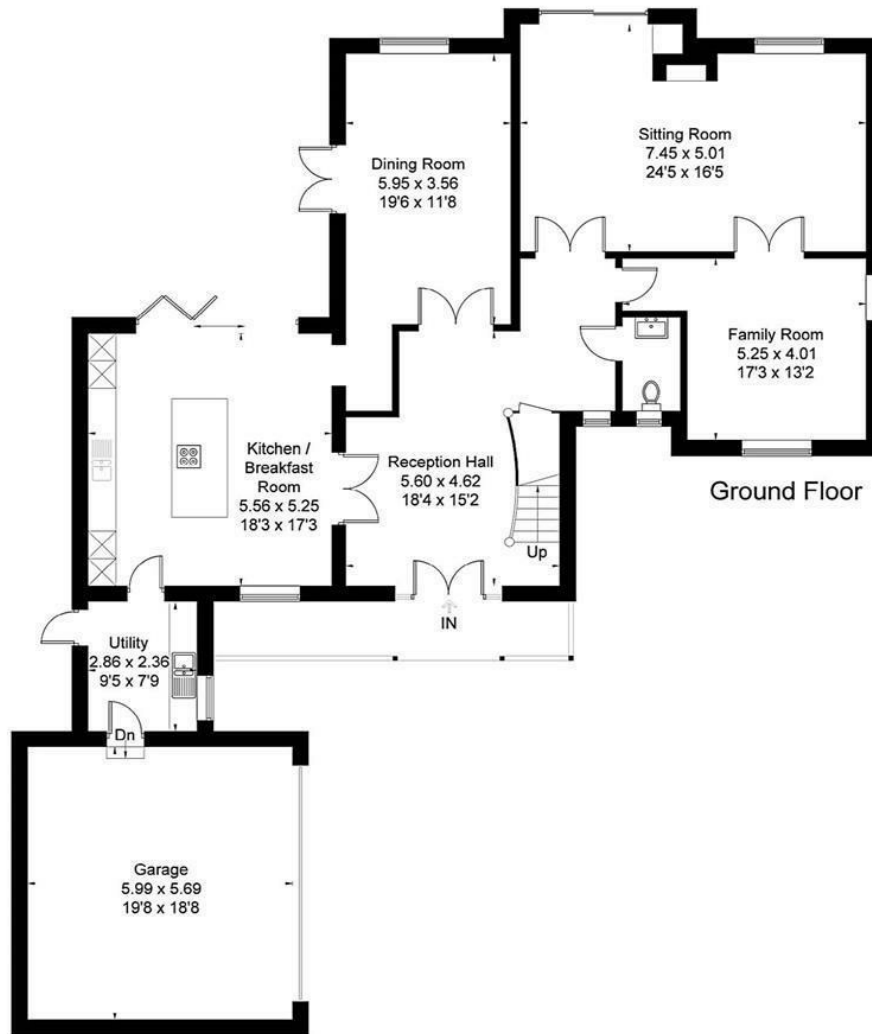
# 5A Bingham Avenue, Canford Cliffs, Poole, BH14 8ND

Gross Internal Area (approx) = 320 sq m / 3444 sq ft

(Including Garage)

For identification only. Not to scale.

© Floorplanz Ltd



**Key Drummond**

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A	(81-91) B	75	80	(81-91) A	(69-80) B		
(69-80) C	(54-65) D			(54-65) C	(40-53) D		
(39-53) E	(21-38) F			(21-38) E	(10-39) F		
(1-38) G				(1-9) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	