



7 Alington Road, Poole BH14 8LZ  
£1,695,000 Share of Freehold





#### **Property Comprises**

This charming property was originally built by The Rev. H G Watkins in 1891 and has now been completely renovated by the current owner to a brilliant standard with a luxury specification. Throughout the property the quality of workmanship and attention to detail is unrivalled and has brought this original house back to life with a contemporary finish.

Internally the property boasts a whole host of character features including stunning wood panelling, large fireplace, window seats and more which have all been beautifully restored, really giving the feeling of grandeur and quality. These timeless features are complimented with carefully chosen natural materials, a sympathetic yet modern elegant design.

The house is configured in an upside-down living arrangement to make the most of the breath-taking view from the main, principal rooms. Each room is very well proportioned to give the feeling of great space throughout and the large windows allow the property to be flooded with natural light.

Outside there is a good sized level rear garden and an extensive raised patio which is ideal for al fresco dining. There is also access to the large balcony upstairs via a classical spiral stair case as this is where the harbour views are at their best.

#### **Evening Hill**

The property is located in Alington Road, 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 and the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers probably 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.



GROSS INTERNAL AREA  
 GROUND FLOOR 1,223 SQ. FT. FIRST FLOOR 1,223 SQ. FT.  
 TOTAL: 2,446 SQ. FT.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Key Drummond

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### 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	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		77	82				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	