



17

Alington Road, Poole, Dorset, BH14 8LX  
£2,895,000

  
EST. 1977  
**KEYDRUMMOND**  
ESTATE AGENTS





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Alington Road, Poole, Dorset, BH14 8LX

**\*\*IMPRESSIVE FAMILY HOME\*\*** A DETACHED, MODERN property situated in one of the areas PREMIER ROADS. This home benefits from FIVE DOUBLE BEDROOMS, THREE RECEPTION ROOMS and a DOUBLE GARAGE.

- FIVE DOUBLE BEDROOMS
- QUIET TREE-LINED ROAD
- WALKING DISTANCE TO POOLE HARBOUR & SANDBANKS BEACH
- DOUBLE GARAGE WITH STUDIO ABOVE
- PRIVATE, GATED DRIVEWAY
- SUNNY, WEST FACING REAR GARDEN
- THREE EN-SUITE BATHROOMS
- SET ON ONE OF EVENING HILL'S PREMIER ROADS

Local Authority , Tax Band , Tenure: Freehold





## *Property Comprises*

This attractive home occupies a prime position in Alington Road, just off Evening Hill, well positioned for access to Poole Harbour and approximately 0.75 miles from the beach at Sandbanks which can be reached by way of a pleasant waterside stroll. It was built by well known, Pennyfarthing Developments approximately 12 years ago and it sits in beautifully landscaped grounds. The house and garaging extends to just over 3,900 square feet imaginatively laid out to include five bedrooms, four bathrooms and a choice of receptions including a bright and spacious sitting room, a dining room, a home office and an modern kitchen/family room with a newly fitted kitchen with integral appliances. Some main features of this home include: large bay windows and a galleried reception hall with a feature radius staircase. The luxury specification includes underfloor heating as well as an integrated audio system. The gated driveway leads to a detached double garage with a studio above and the grounds, which envelope the house on three sides, are carefully tendered and set out on two levels.

## *Evening Hill*

The property is located in Alington Road, Evening Hill, which is widely regarded as one of the areas most sought after roads





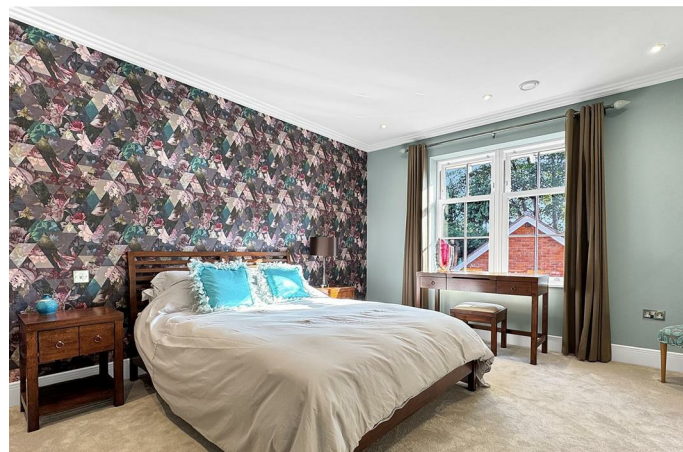






within a conservation area between Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

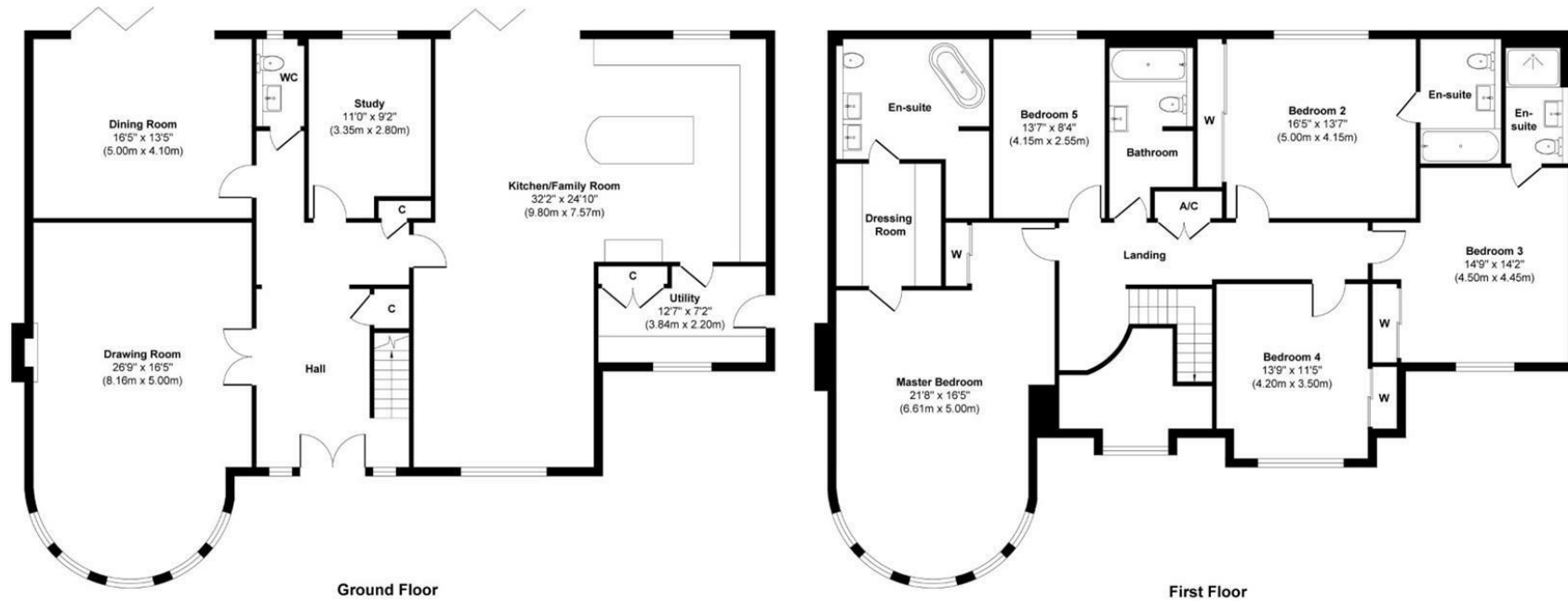
Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and 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.



**Approximate Gross Internal Area  
3476 sq. ft - 322.97 sq. m**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



