



£2,940,000

Durlston House 4a Bingham Avenue, Lilliput, Poole, Dorset, BH14 8NE



Durlston House

4a Bingham Avenue, Lilliput, Poole, Dorset, BH14 8NE

An imposing 4,210 SQFT RESIDENCE just a short walk from EVENING HILL & still conveniently located for the beach & amenities. This beautifully presented FAMILY HOME boasts a stunning 31' kitchen family room, FOUR BEDROOMS, FOUR BATHS plus a choice of balconies, decks, terraces set on a LARGE PRIVATE PLOT & an OVERSIZE DOUBLE GARAGE.

- RECENTLY CONSTRUCTED
- ALMOST 4,600 SQFT
- ATTRACTIVE FAMILY HOME
- 4 DOUBLE BEDROOMS 4 BATHROOMS
- 4 RECEPTION ROOMS
- QUIET LOCATION
- CLOSE TO HARBOUR
- OVERSIZED DETACHED DOUBLE GARAGE
- IMPRESSIVE PRIVATE DRIVEWAY
- NO FORWARD CHAIN

Local Authority BCP, Tax Band H, Tenure: Freehold



Property Comprises

Durlston House is a recently constructed luxury home and it was built to a high specification by one of the area's leading developers. It is located in Bingham Avenue just a short distance from the renowned Evening Hill viewpoint. There is a footpath in nearby Alington Close which leads to Shore Road from which there is a level walk of little more than 0.5 miles to the beach.

The house itself is set back from the road at the end of a long and impressive driveway enclosed by remote control gates. Including the garage it extends to over 4,200 square feet arranged over just two floors. Beyond the galleried reception hall there is a beautiful kitchen family room some 31' in length with a stunning hand painted kitchen featuring a centre island with breakfast bar and a separate but concealed utility room. There is a choice of three further reception rooms plus a study, all stylishly presented and upstairs there are four generous sized bedrooms and four bathrooms. The principle bedroom boasts a private balcony, a walk in dressing room as well as a palatial en suite bathroom with twin hand basins, bath and a walk in shower.

The rear garden features decked and paved sun terraces as well as a level lawn and a garden room. To the front of the property there is an oversize detached double garage and off road parking for several vehicles.







Location

Evening Hill

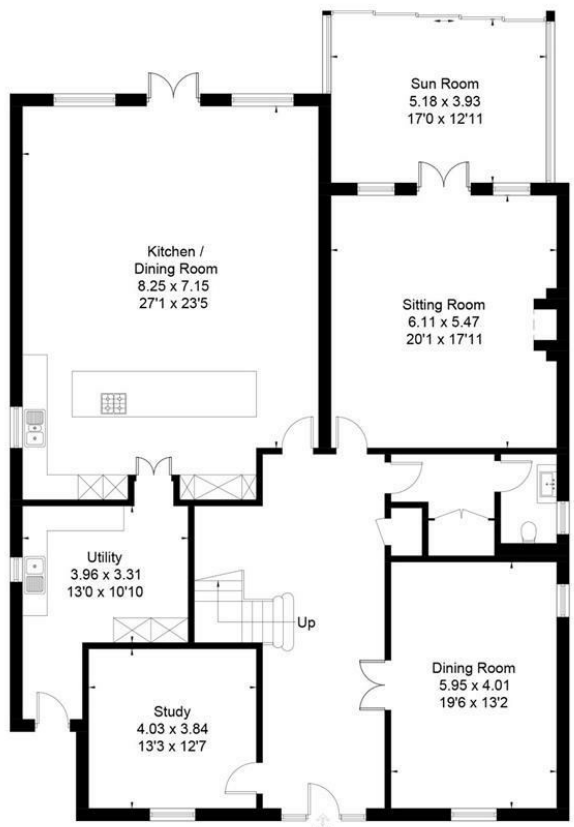
The property is located in Bingham Avenue, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants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



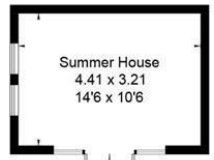
Approximate Floor Area = 391.1 sq m / 4210 sq ft
Outbuilding(s) = 73.5 sq m / 791 sq ft
Total = 464.6 sq m / 5001 sq ft
(Excluding Void)



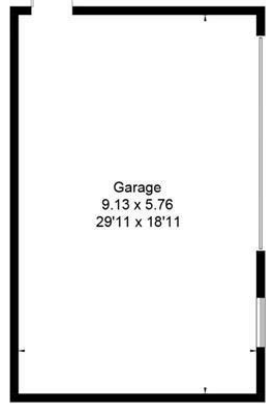
Ground Floor



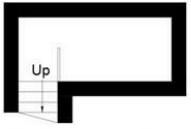
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81830

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 firms 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) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

