

Bluff House, 4 Alington Road
Evening Hill, Poole, Dorset, BH14 8LZ



LUXURY &
PRESTIGE
Exclusive Properties

Introduction



Please click on the image above to view our short video introduction to this property.

£5,500,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

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www.luxuryandprestige.co.uk

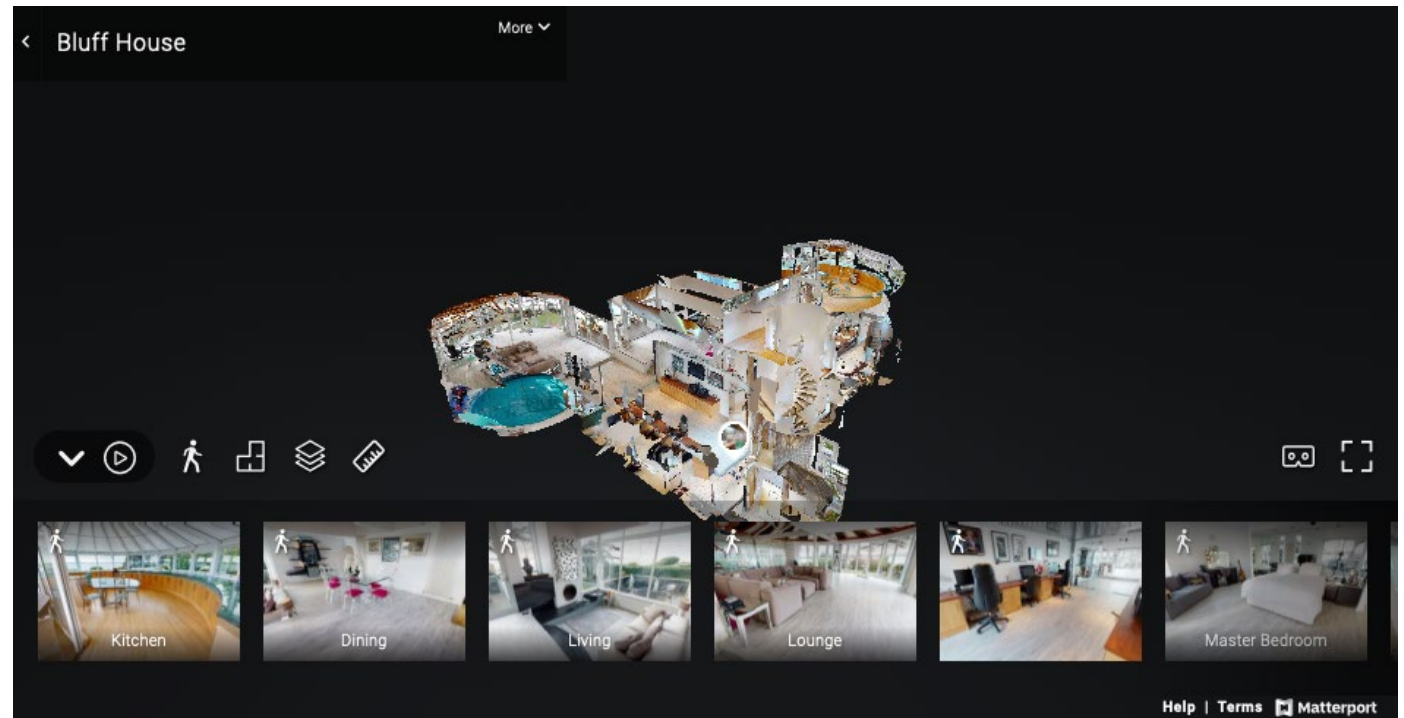
Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.





















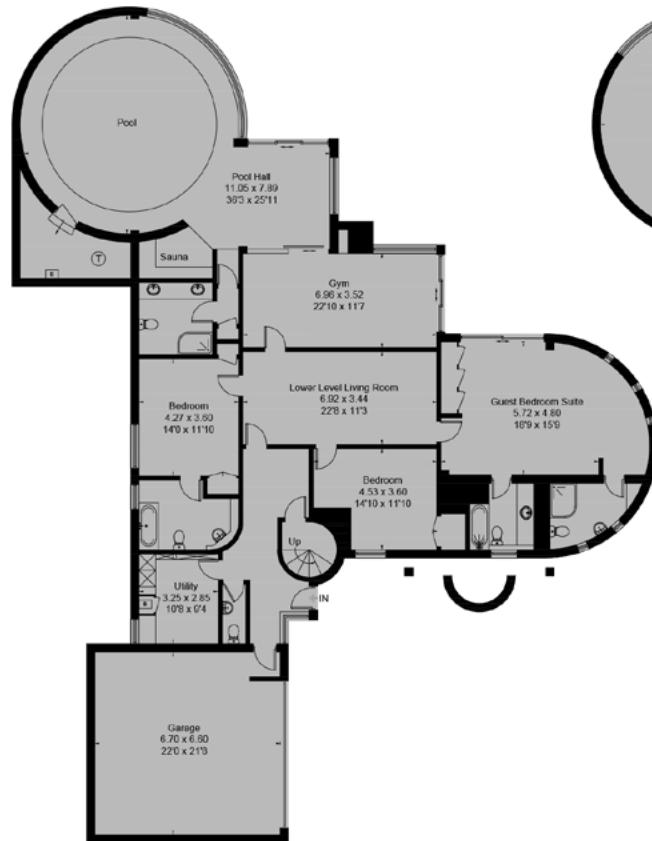
Bluff House, 4 Alington Road, Evening Hill, Poole, BH14 8LZ

Approximate Area = 592.1 sq m / 6373 sq ft
(Including Garage / Pool Hall / Excluding Shed)

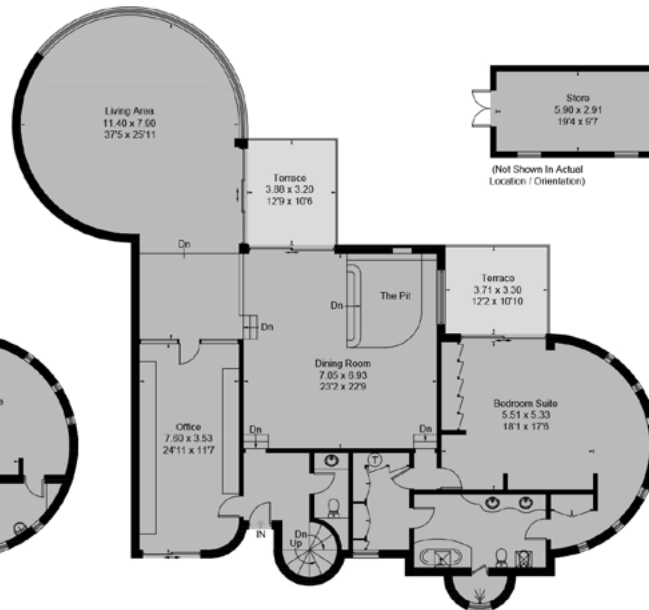
Store = 17.1 sq m / 184 sq ft

Total = 609.2 sq m / 6557 sq ft

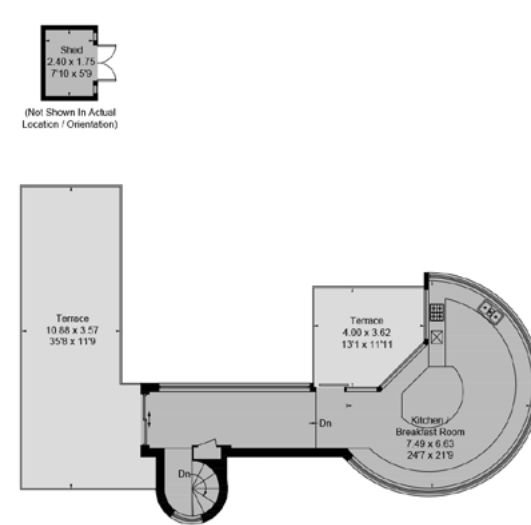
Terrace Area = 80.1 sq m / 862 sq ft



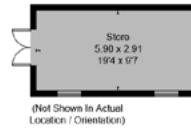
Lower Ground Floor



Upper Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Summary

Bluff House is well known due to its stunning contemporary architecture and its prime location on Evening Hill with panoramic views across Poole Harbour from Old Harry Rocks, to Brownsea Island and through to Poole Town. It extends to a highly impressive 6,557 square feet incorporating four bedrooms, a total of four bathrooms and a choice of reception areas. Put simply it's a great entertaining house.

The huge circular living space certainly makes quite a statement and as well as including a drop-down cinema screen it shares a balcony with the dining room. The dining room is a stunning space in its own right and it also features an unusual sunken sitting area. The top floor kitchen diner has the best views of all and naturally the fitted kitchen units are all bespoke with "cracked ice" worktops and there is a full compliment of integrated appliances. It also has access to two terraces including an extra large barbecue deck with outside dining and entertaining space.

The master bedroom suite is on the middle floor and boasts beautiful views as well as a large en suite and a walk-in dressing room. Home offices are important in this era and Bluff House has an especially impressive one with his and hers desks.

However if you need a break from the daily grind the owners have erected a lock-down bar in the front garden, which they have often enjoyed (but not too often!) The guest bedrooms are on the garden level where there is also a circular indoor pool with a swim trainer pump, a sauna and a gymnasium as well as an integral double garage. The garden faces approximately South West and the private gate leading to Evening Hill is a useful shortcut for anyone headed to the beach at Shore Road, or straight into the waters of the harbour.

- Local landmark
- Sweeping views of Poole Harbour
- Perfect for entertaining
- Open plan living & dining
- Indoor swimming pool
- Circular sitting room & kitchen
- Gymnasium
- Superb home office
- Choice of balconies & terraces
- Convenient for beaches & amenities

Guide Price: £5,500,000

Tenure: Freehold

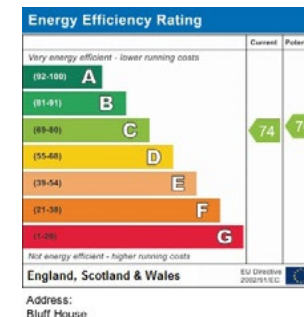
Stamp Duty: Main Home £558,750*
Additional Home £723,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2020/2021 £3,631.78)

Energy Performance Certificate:



Get in Touch....



- IN PERSON:** We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.
- BY PHONE:** 01202 007373
- BY EMAIL:** info@luxuryandprestige.co.uk
- PROPERTY REF:** 0505



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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