



16 Alington Road

Evening Hill, Poole, Dorset, BH14 8LZ



LUXURY &
PRESTIGE
Exclusive Properties



16 ALINGTON ROAD

EVENING HILL

£7,750,000

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:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

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

Interactive 3D Tour

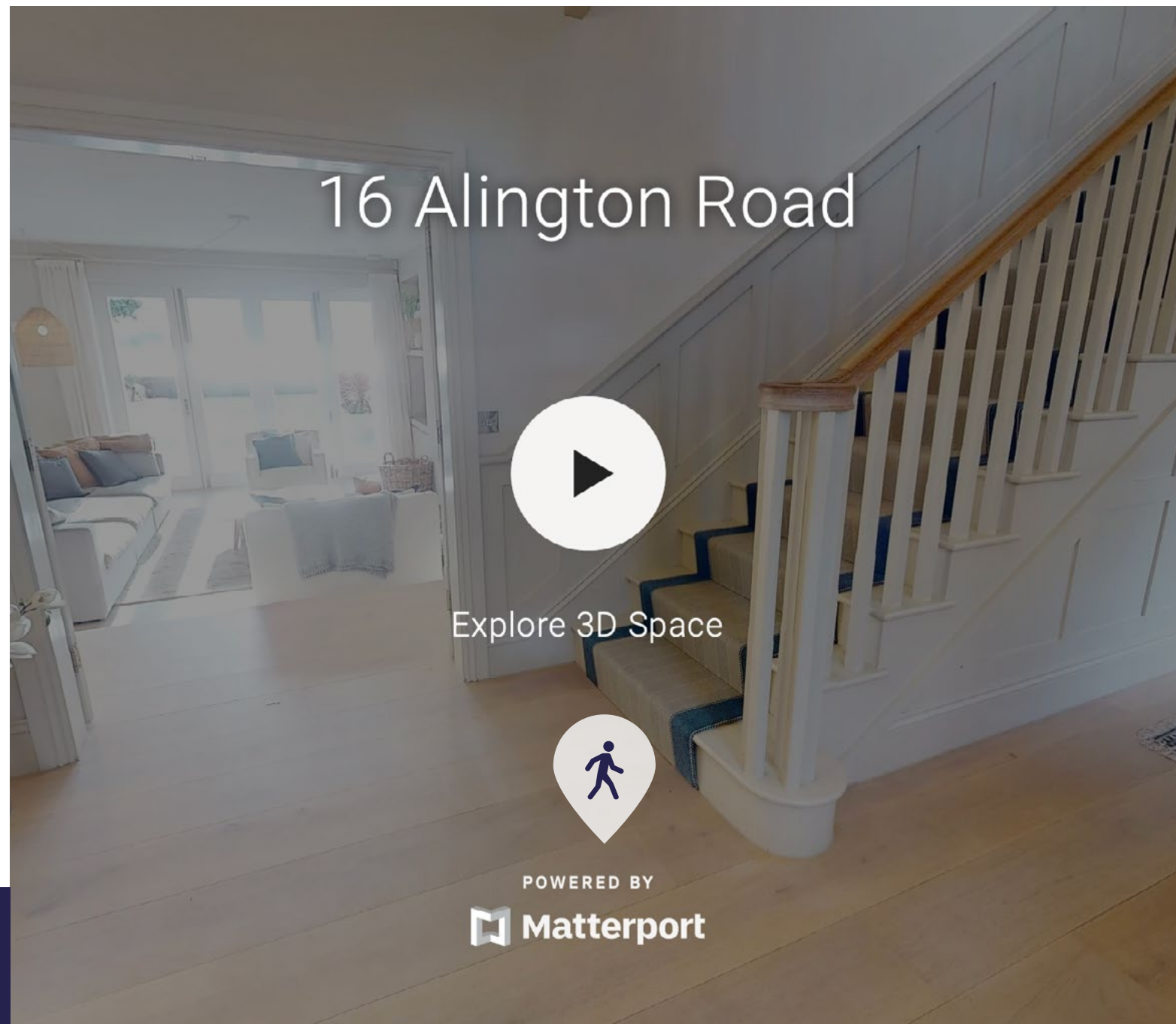
Can't wait to view in person?

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.

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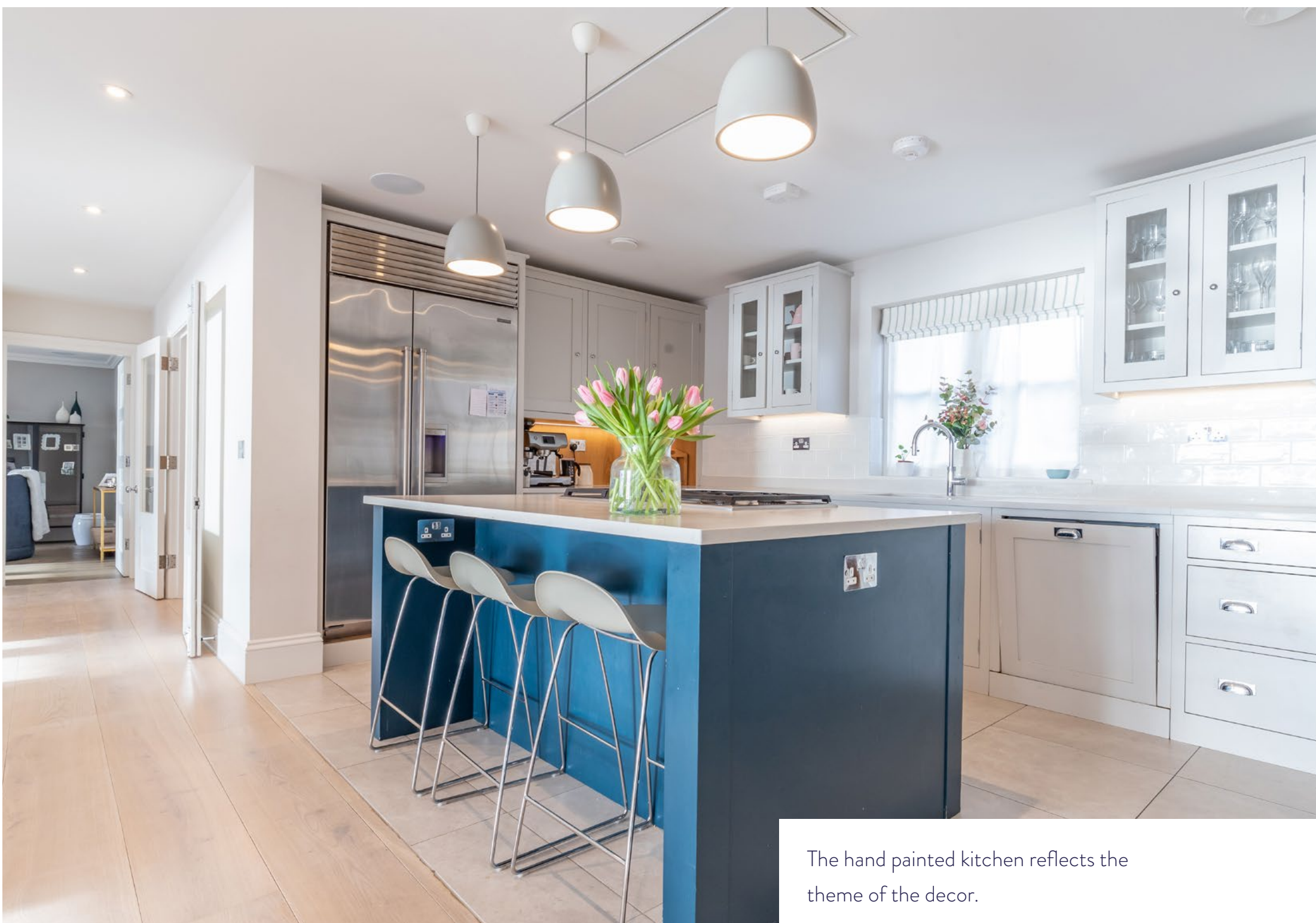
Sunken sitting on the stunning terrace.



The world famous Sandbanks Peninsula is on the horizon.



The open plan family area is perfect for relaxed living.



The hand painted kitchen reflects the theme of the decor.



All the main rooms face the harbour.





Guests are well catered for.



The principal bedroom has a wonderful view to wake up to.





The recreation room adds another dimension.





The swimming pool complex is highly impressive.

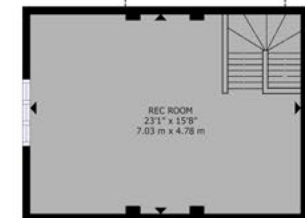
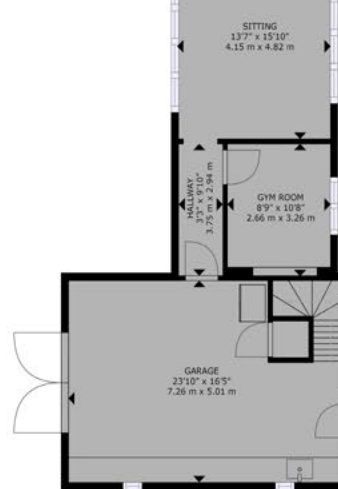
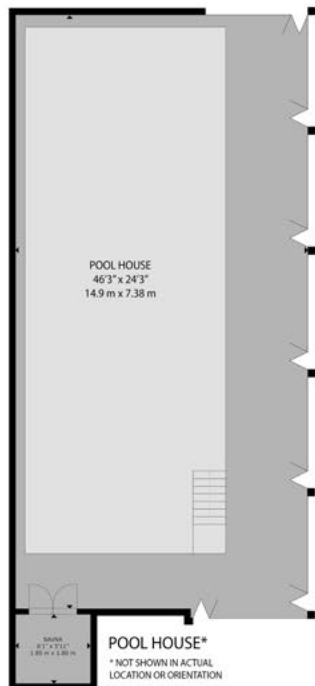
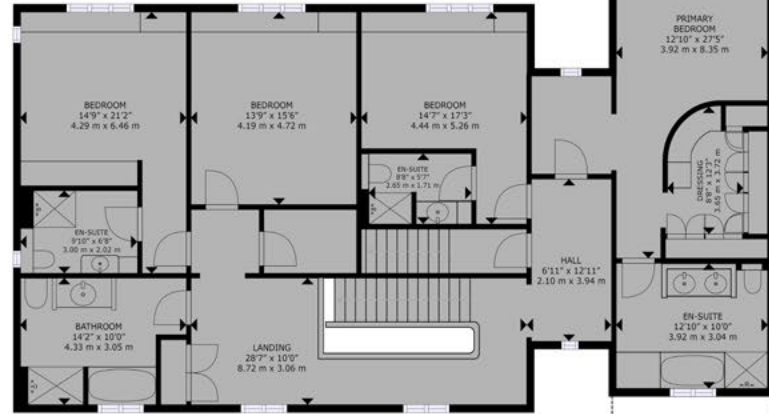
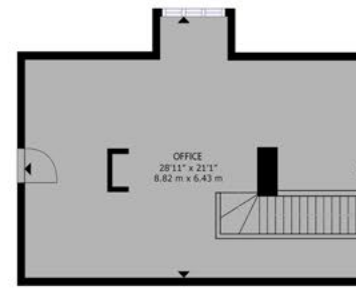
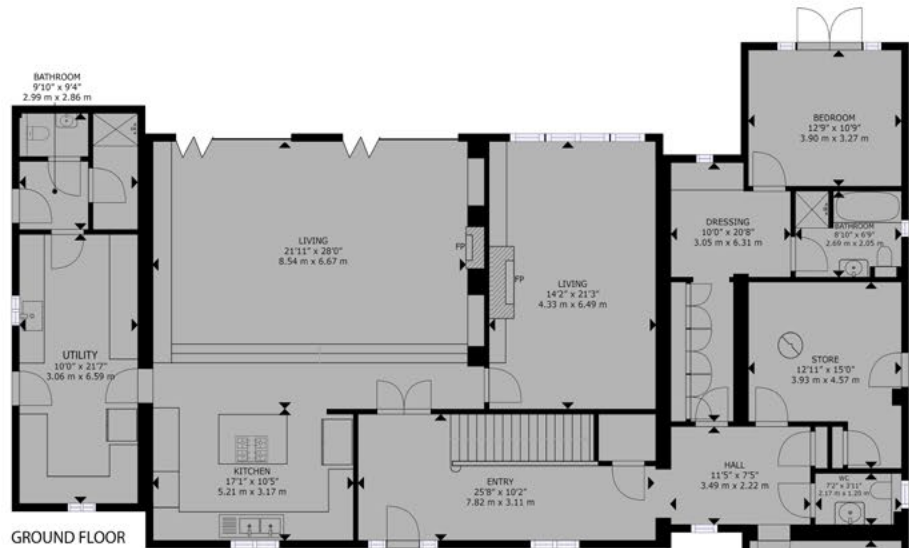


Another view at the private sun terrace.



The magnificent setting and exceptional lawn.

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GROSS INTERNAL AREA
 GROUND FLOOR: 2,713 sq. ft, 252 m², FIRST FLOOR: 2,303 sq. ft, 214 m²
 SECOND FLOOR: 505 sq. ft, 46 m², GARAGE: 373 sq. ft, 34 m², POOL HOUSE: 1,157 sq. ft, 107 m²
OVERALL TOTAL: 7,051 sq. ft, 653 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

A simply outstanding property which was designed and constructed with immense care for the current owners to a lavish specification. The impressive garden and setting are unique with a Southwesterly aspect, a large level lawn and a panoramic view of Poole Harbour which is completely immersive.

The house has a notable pedigree with architecture courtesy of award-winning Morgan Carey and it was built by specialists Matrod Frampton. The layout is extremely versatile with built form extending to just over 7,000 square feet and principal accommodation set out over just two floors. The raison d'être is relaxed sea-side living and this is reflected in the interior design choices which are luxurious throughout but understated and restrained. The open plan kitchen family room is the heart of the home and it connects via bi-fold doors to the veranda and huge private sun terrace. The separate sitting room is an oasis of calm and it's the perfect place for nightcap at the end of a long day. Other luxuries include a play room, small gymnasium as well as a recreation room above the garage. On the first floor there are four bedrooms and four bathrooms with the primary bedroom occupying a separate wing. All of the bedrooms benefit from stunning views. There is also a private guest suite on the ground floor which would be perfect for friends or relatives, or even an au pair. Finally on the top floor there is a home office with one of the best vantage points anywhere in the area. Outside and beyond the main dwelling there is a separate pool house connecting to the natural stone terrace which features a recessed seating area and raised planters. Behind the pool house there is a private gate and steps connecting to Evening Hill directly opposite the waters edge making this home ideal for windsurfers and paddle boarders. A waterside stroll alongside Shore Road leads to the beach at Sandbanks which opens up even more possibilities to take advantage of the area's relaxed lifestyle.

- First time to the market
- Easy access to Poole Harbour
- Simply wonderful plot
- Five bedrooms, five baths
- Incredible harbour views
- Open plan kitchen family area
- Unique level plot & private garden
- Huge pool complex
- Over 7,000 square feet
- Stunning garden

Guide Price: £7,750,000

Tenure: Freehold

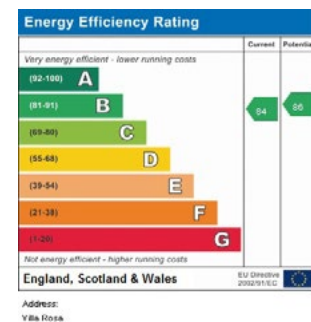
Stamp Duty: Main Home £841,250*
Additional Home £1,073,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2023/2024 £4,096.48)

EPC:



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Property ref: 0758



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.