



14 Alington Road

Evening Hill, Poole, Dorset, BH14 8LZ



£5,950,000

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:



14 ALINGTON ROAD

EVENING HILL

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

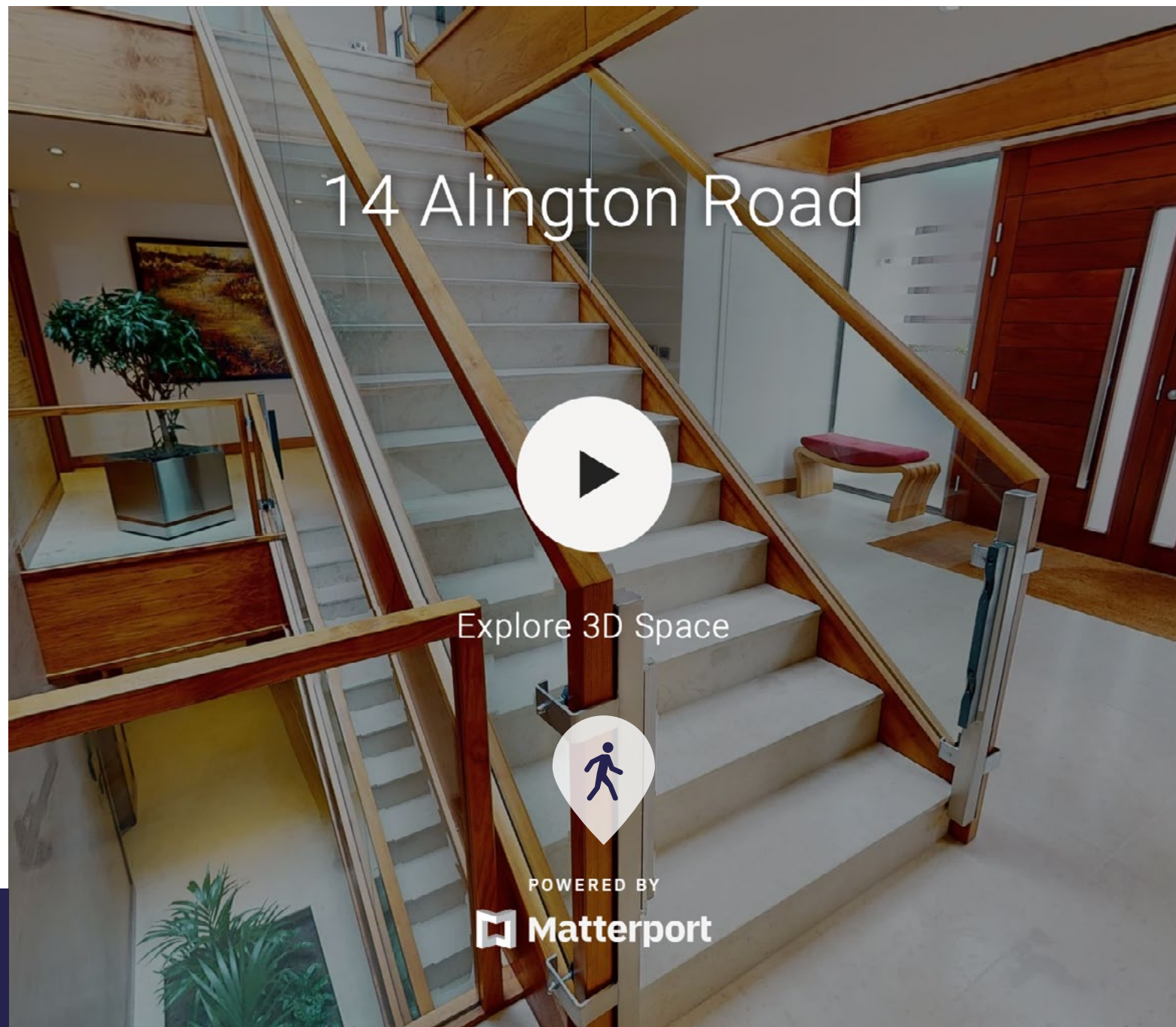
Can't wait to view in person?

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.

01202 007373

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



Please click on the image above to view our interactive 3D tour of this property.

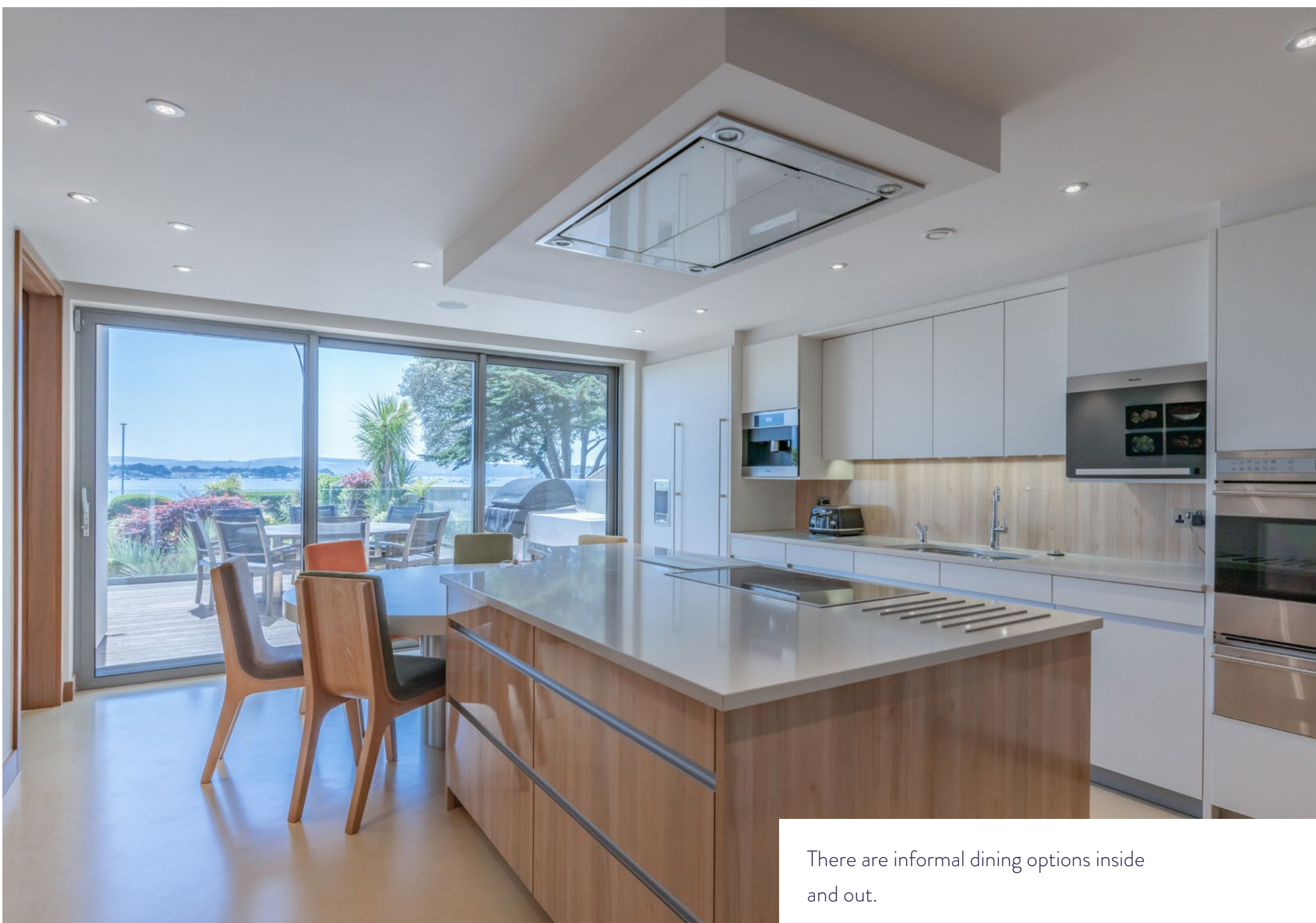
 **Matterport**



Your new lifestyle begins here...



The sitting rooms have an outstanding connection to the terrace and view beyond.

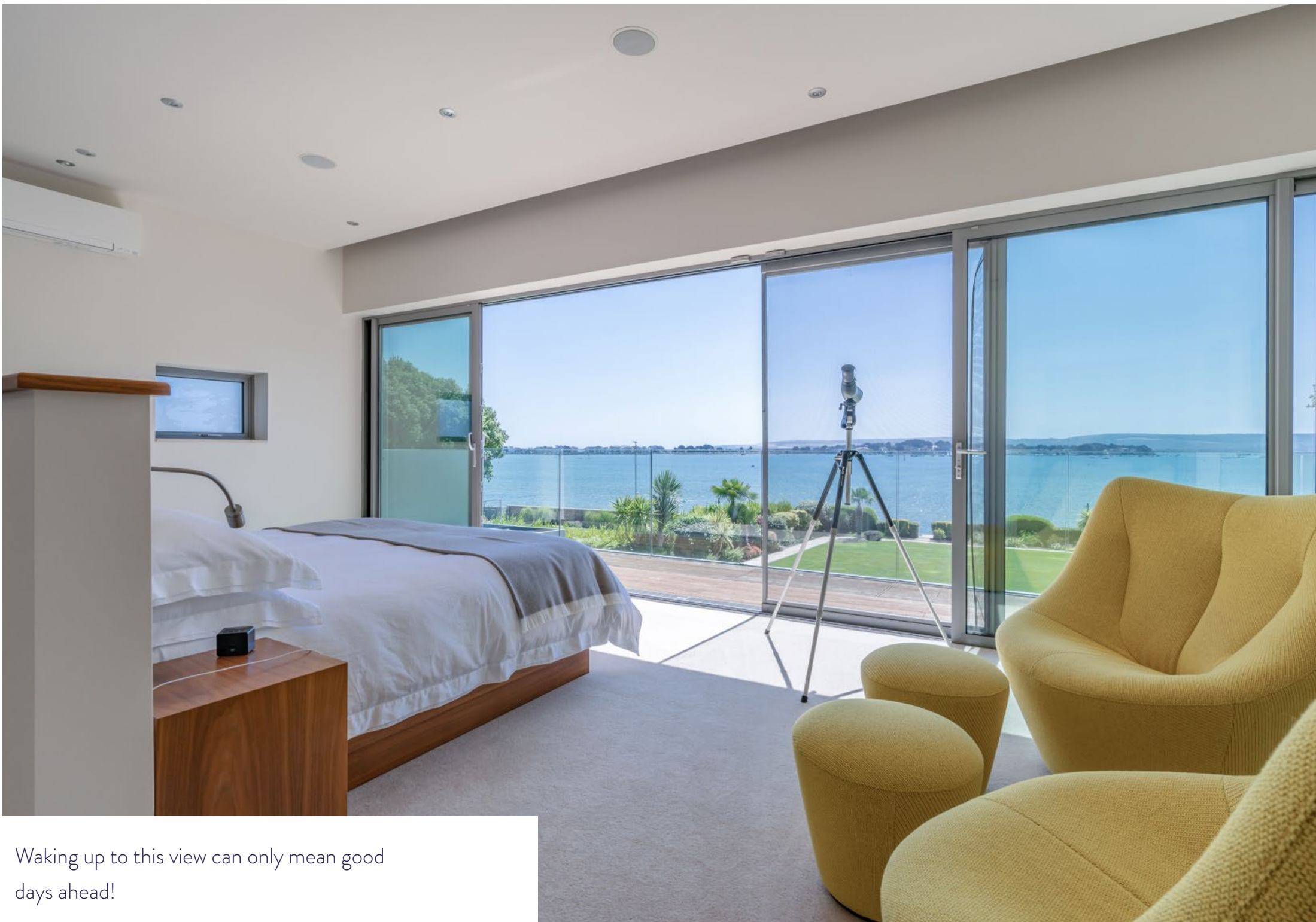


There are informal dining options inside and out.



High quality walnut joinery features throughout the house.





Waking up to this view can only mean good days ahead!



There is a total of five exquisite bedroom suites.

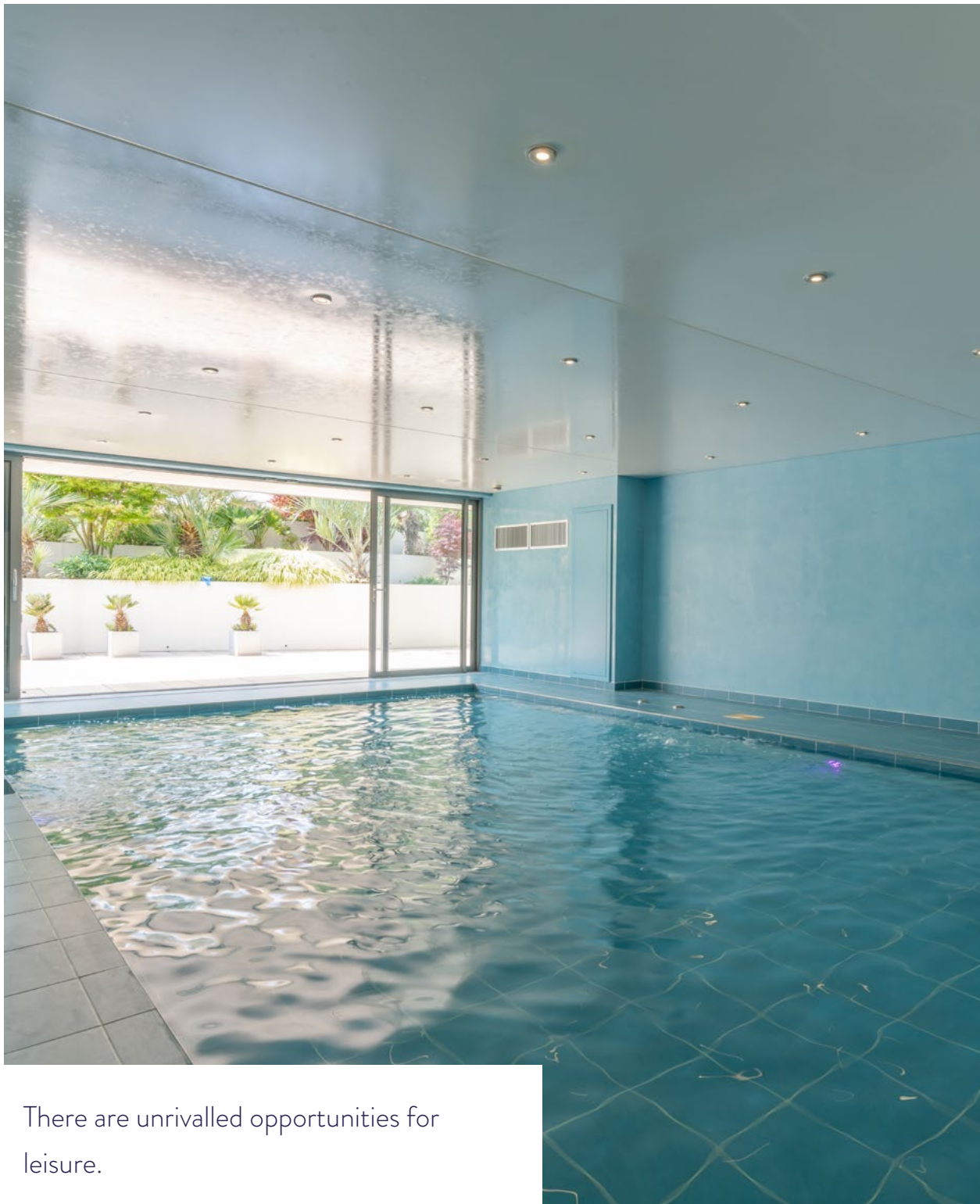


Guests are also welcome to enjoy the view.



The interior architecture is spectacular too.





There are unrivalled opportunities for leisure.



Indoor / outdoor living is inviting in the sun...



Even the manicured grounds struggle to detract from the view.



The commanding position affords some of the area's finest views.

14 Alington Road, Evening Hill, Poole, BH14 8LZ



GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 3,435 sq. ft, 319 m2, GROUND FLOOR: 2,408 sq. ft, 224 m2
 FIRST FLOOR: 1,520 sq. ft, 141 m2, GARAGE: 442 sq. ft, 41 m2
TOTAL: 7,805 sq. ft, 725 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

An understated but none the less magnificent contemporary dwelling in one of the areas most exclusive locations on Evening Hill. If the architecture (by Terence O'Rourke Plc) is spectacular then the views are certainly a match.

The view from this elevated position is lauded as one of the finest in the area and for good reason. The house extends to circa 7,800 square feet arranged over three floors and it was built for the current owners at huge expense and to towering specification which includes but is not limited to programmable lighting, home automation, stone floors and walnut joinery. Inside there are semi-open plan receptions connecting to a kitchen / diner all of which open onto the principal sun terrace. All boast wonderful harbour views and an excellent connection to the outside spaces via large format sliding doors. As one would expect there is a home office and this features switchable privacy glass. The interior architecture is as striking as the exterior and a central stairwell connects all three floors as well as a passenger lift. On the top floor there are three bedroom suites, each with ensuite dressing and shower rooms. The two principal bedrooms have their own sun balcony which are simply perfect for sun worshippers. On the lower ground floor there are two further generous bedrooms with full en suite facilities as well as a gymnasium, a private cinema, kitchenette and an indoor swimming pool. The swimming pool features a moveable floor rarely seen in a private home which can be either raised or lowered to adjust the swimming depth or to transform the pool room into a multifunctional space such as a party venue. Outside the grounds are beautifully kept and feature a manicured lawn as well as mature planting and the beaches at Sandbanks are less than 0.75 miles away. The driveway connects to the integral garage and it is enclosed by a remote control gate.

- Simply stunning harbour views
- Perfect for sun worshippers
- Manicured grounds
- 7,805 square feet
- Lift to all floors
- Indoor pool with moveable floor
- Gymnasium and cinema
- Control4 automation
- CCTV
- Hugely impressive specification

Guide Price: £5,950,000

Tenure: Freehold

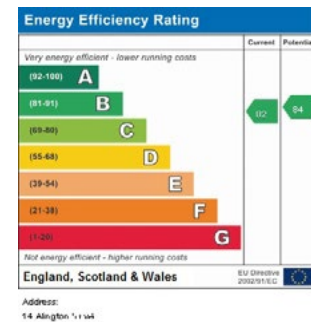
Stamp Duty: Main Home £625,250*
Additional Home £803,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

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

EPC:



01202 007373

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



LUXURY & PRESTIGE

Exclusive Properties



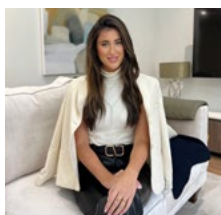
Steve Isaacs
Director
07979 878106
steve@luxuryandprestige.co.uk



Harriet Towing
Head of Sales
07809 908718
harriet@luxuryandprestige.co.uk



Thomas Powner
Residential Sales
07437 491094
tom@luxuryandprestige.co.uk



Asia Roberston
Social Media Manager
07484 719645
asia@luxuryandprestige.co.uk



Valentina Morana
Marketing Assistant
01202 007373
valentina@luxuryandprestige.co.uk



David Chissell
Director
07795 835647
david@luxuryandprestige.co.uk



Adrianna Ciereszko
Photographer / Marketing Manager
01202 007373
adrianna@luxuryandprestige.co.uk



Ryan Horan
Land & New Homes
07512 196688
ryan@luxuryandprestige.co.uk



Jo Bound
Search Agent
01202 007373
jbound@luxuryandprestige.co.uk

Get In Touch

In Person: 28A Haven Road
Canford Cliffs
Poole
BH13 7LP

By Phone: 01202 007373

By Email: info@luxuryandprestige.co.uk

Online: www.luxuryandprestige.co.uk

Facebook: facebook.com/luxuryandprestige

Instagram: @luxuryprestigerealty

Property Ref: 0847



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.