



## Changes

3A Crichel Mount Road, Evening Hill, Poole, Dorset, BH14 8LT

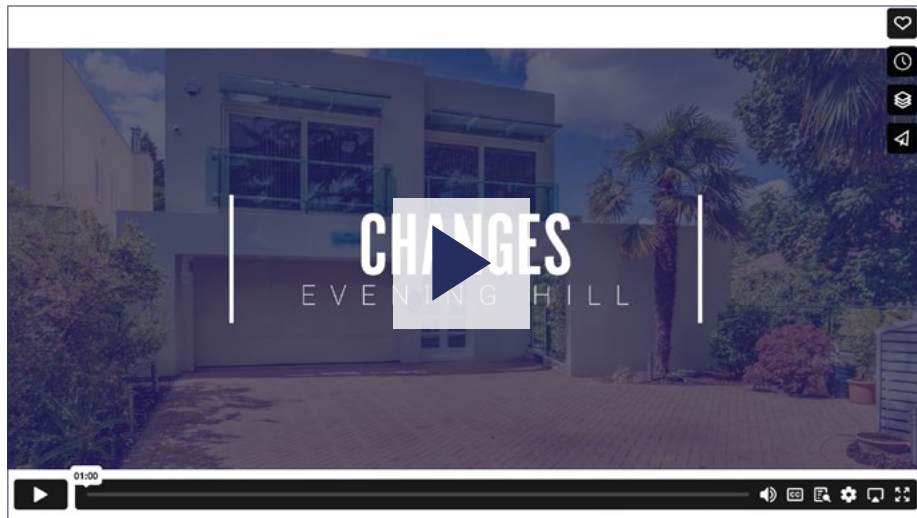


LUXURY &  
PRESTIGE  
Exclusive Properties



## Can't wait to view in person?

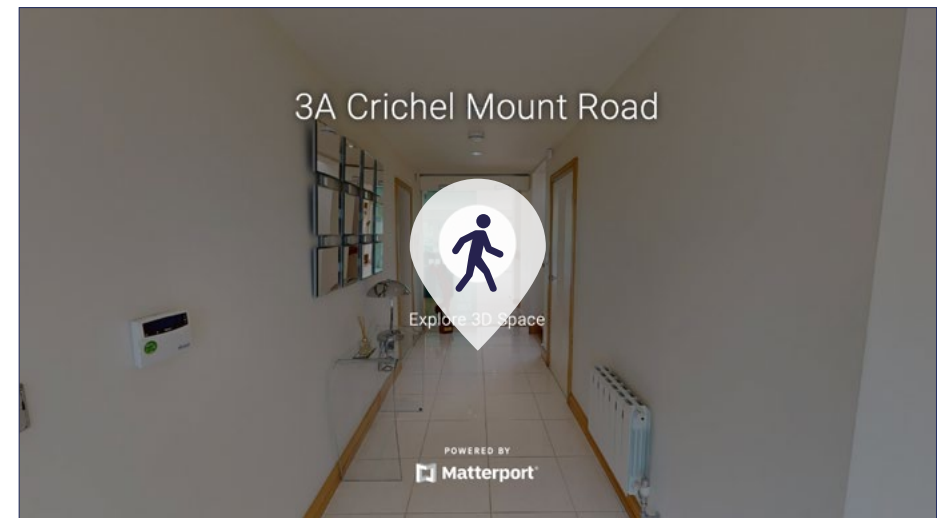
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**



Simply click on the thumbnail above 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.

**Matterport™**















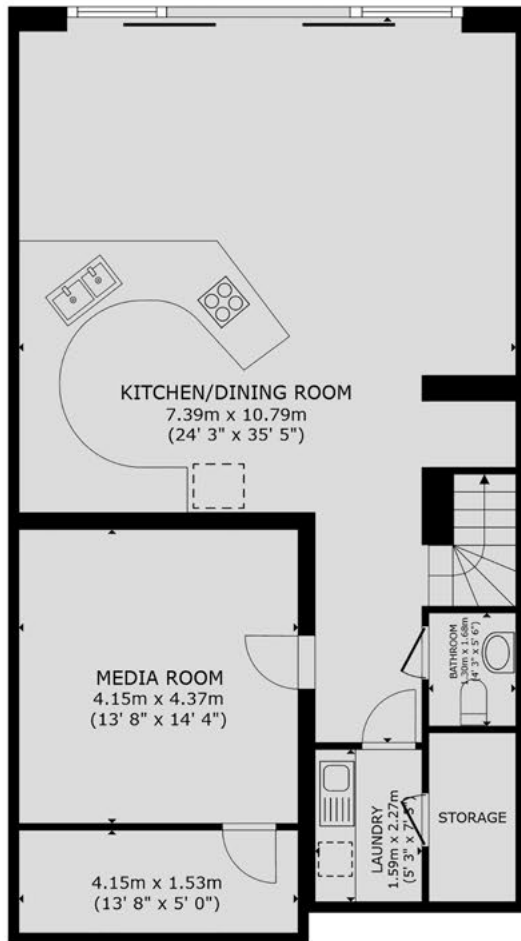




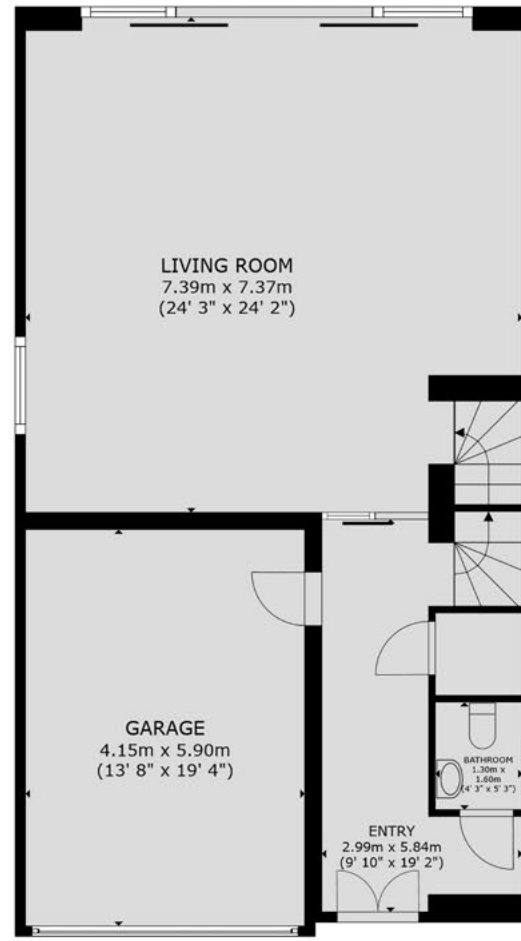




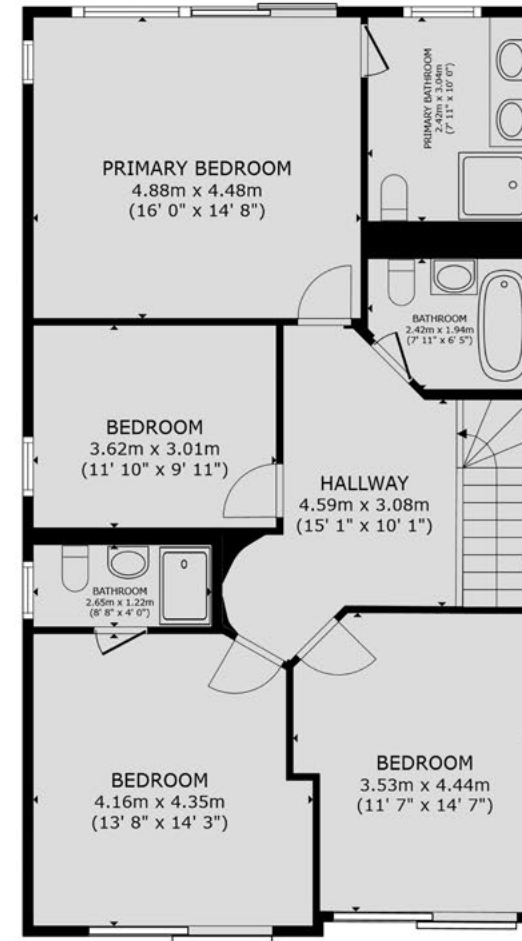
## Changes, 3A Crichel Mount Road, Evening Hill, Poole, BH14 8LT



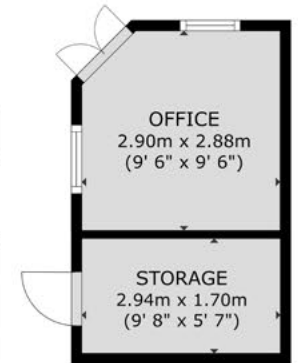
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



**OUTBUILDING\***  
\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA  
 LOWER GROUND FLOOR: 1,068 sq. ft, 99 m2, GROUND FLOOR: 804 sq. ft, 75 m2  
 FIRST FLOOR: 1,067 sq. ft, 99 m2, GARAGE: 264 sq. ft, 24 m2  
**TOTAL: 3,203 sq. ft, 297 m2**  
 OUTBUILDING: 141 sq. ft, 13 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

Changes is a contemporary home located in one of the area's most sought after roads near the top of Evening Hill. Exit the house and turn right and there is a short stroll to the renowned Evening Hill Viewpoint from where the vista includes the Sandbanks Peninsula, Brownsea Island, the working port in Poole and of course the Purbeck Hills in the distance.

Inside, the accommodation extends to approximately 3,200 square feet and is arranged over three floors in a layout which is flexible and versatile. As well as an open plan kitchen family room there is a cinema / media room and a 24' formal sitting room. On the top floor there are four double bedrooms and three bathrooms, all presented in immaculate condition.

The property has been the subject of a number of upgrades by the current owners including solar panels which apparently generate sufficient income to cover gas and electric bills and the roof was renewed last year and comes with a 15 year warranty. Outside there is a gated driveway leading to the 5.9 metre integral garage and at the rear the low maintenance garden include a private sun terrace and an outbuilding which could be suitable for a number of uses.

- Prestigious location
- Extends to approx. 3,200 square feet
- Four double bedrooms
- Three bathrooms
- 24' Living room
- Open plan kitchen family room
- Media / cinema room
- 5.9m integral garage
- Solar covers heating and electricity bills
- Low maintenance garden

## Details

**Guide Price:** OIEO £1,795,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

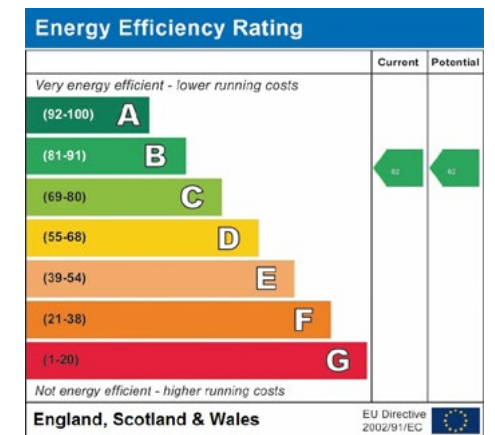
**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £126,650\*\*  
Additional Home £180,500\*\*  
\*\* based on guide price

**Council Tax:** Band G  
2024/2025 £3,579.59pa

## EPC:







# LUXURY & PRESTIGE

Exclusive Properties



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**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** 0964



### 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.