



## Starburst

15A Crichel Mount Road, Evening Hill, Poole, Dorset, BH14 8LT



LUXURY &  
PRESTIGE  
Exclusive Properties



## Can't wait to view in person?

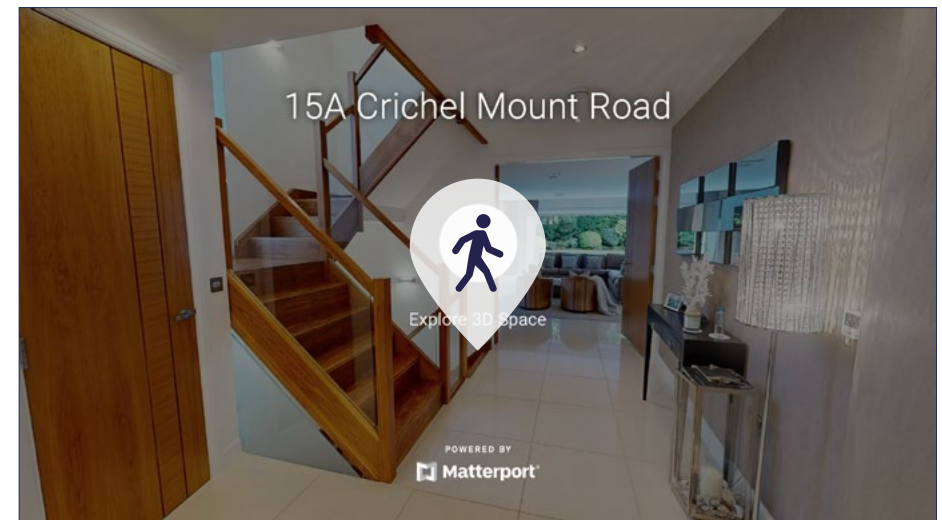
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™**



































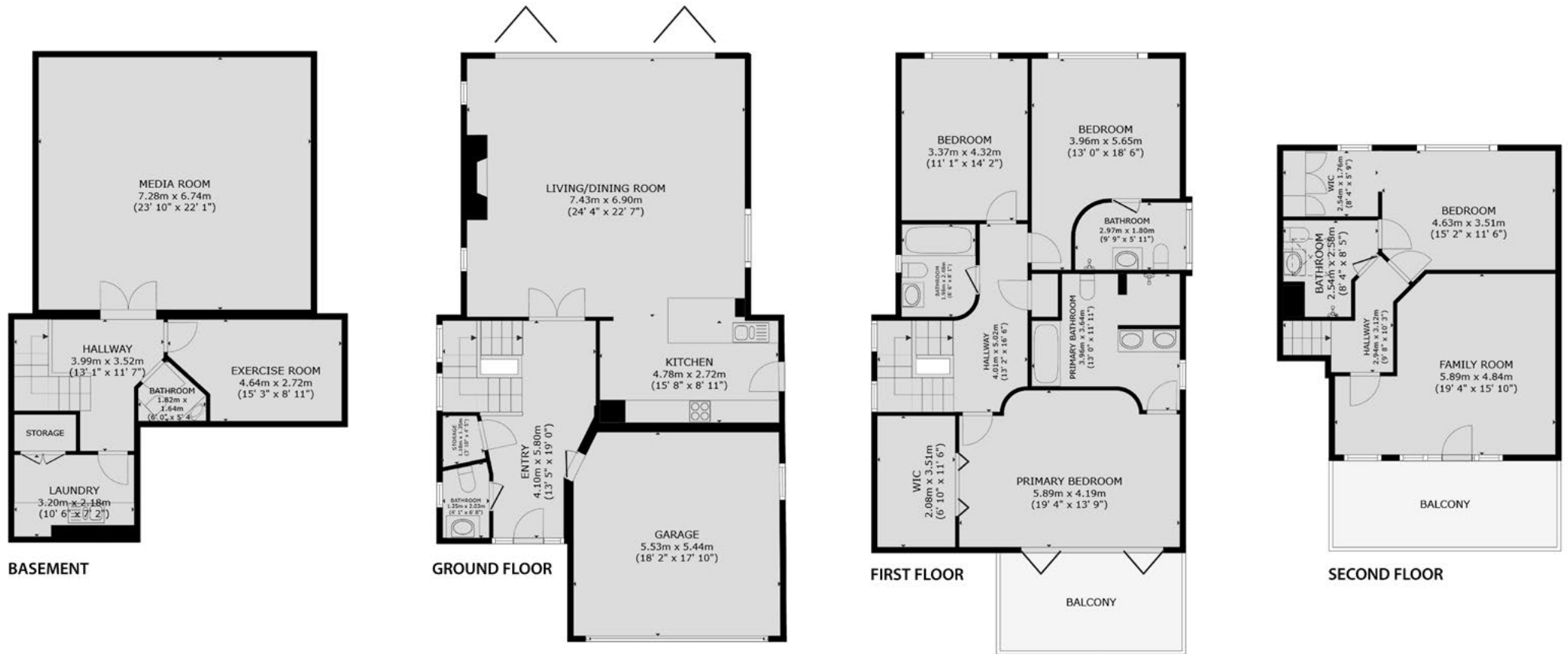








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GROSS INTERNAL AREA  
 BASEMENT: 903 sq. ft, 84 m2, GROUND FLOOR: 1,020 sq. ft, 95 m2  
 FIRST FLOOR: 1,086 sq. ft, 101 m2, SECOND FLOOR: 596 sq. ft, 55 m2, GARAGE: 318 sq. ft, 30 m2  
**TOTAL: 3,923 sq. ft, 365 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

Starburst is a stunning contemporary home tucked away in a quiet cul-de-sac in one of the areas most prestigious locations. The famous Evening Hill Viewpoint is literally at the end of the road with the golden beaches of Sandbanks just a short walk away around the harbour. It offers over 3,900 square feet of built form and unusually for such a modern home it has a large level garden.

The well-planned accommodation includes five bedrooms, a choice of receptions and an impressive home cinema. Even though the house has four storeys the main accommodation is set over ground and first floors meaning the layout can be very flexible. The open plan lifestyle / family room zones easily for kitchen, informal dining and relaxed sitting and it connects to the rear garden via bi-fold doors. The luxury fitted kitchen includes a whole host of integrated appliances, stone tops and a centre island complete with breakfast bar. The generously proportioned primary bedroom includes a private sun balcony as well as a walk in closet and a sumptuous en suite bathroom.

On the top floor of the house there are two bedrooms, one of which is currently used as an additional sitting room. On the lower ground floor, there is a separate laundry / utility room, a gymnasium and a super stylish cinema room which is one of the nicest we have seen. The high end specification includes under floor gas fired central heating as well as programmable lighting. The exceptional garden has been landscaped to include seating and entertaining areas, a beautiful covered gazebo and a bespoke summerhouse which even has a log-burner built in.

- Prestigious location
- Large level garden
- 3,923 square feet
- Beautiful decor
- Five bedrooms, four bathrooms
- Open plan lifestyle room
- Additional sitting
- Private cinema
- Gymnasium
- Gated driveway

## Details

**Guide Price:** £2,250,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

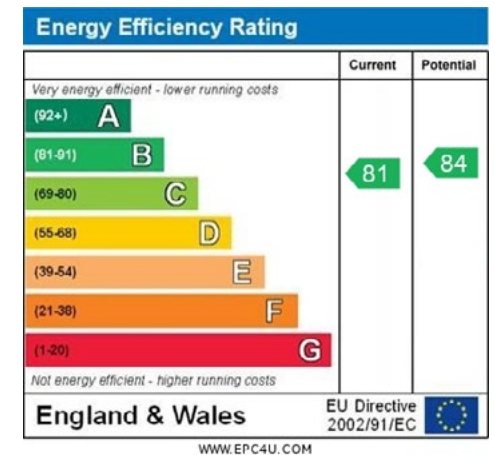
**Ground Rent:** N/A\*

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

**Stamp Duty:** Main Home £181,250\*\*  
Additional Home £248,750\*\*  
\*\* based on guide price

**Council Tax:** Band H  
2024/2025 £4,295.50pa

## EPC:







# LUXURY & PRESTIGE

Exclusive Properties



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

**Property Ref:** 0967



### 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.