

Luxury+Prestige

# HOLLY WOOD

9A ALINGTON ROAD, EVENING HILL, POOLE, BH14 8LX



















# TAKE A STEP INSIDE



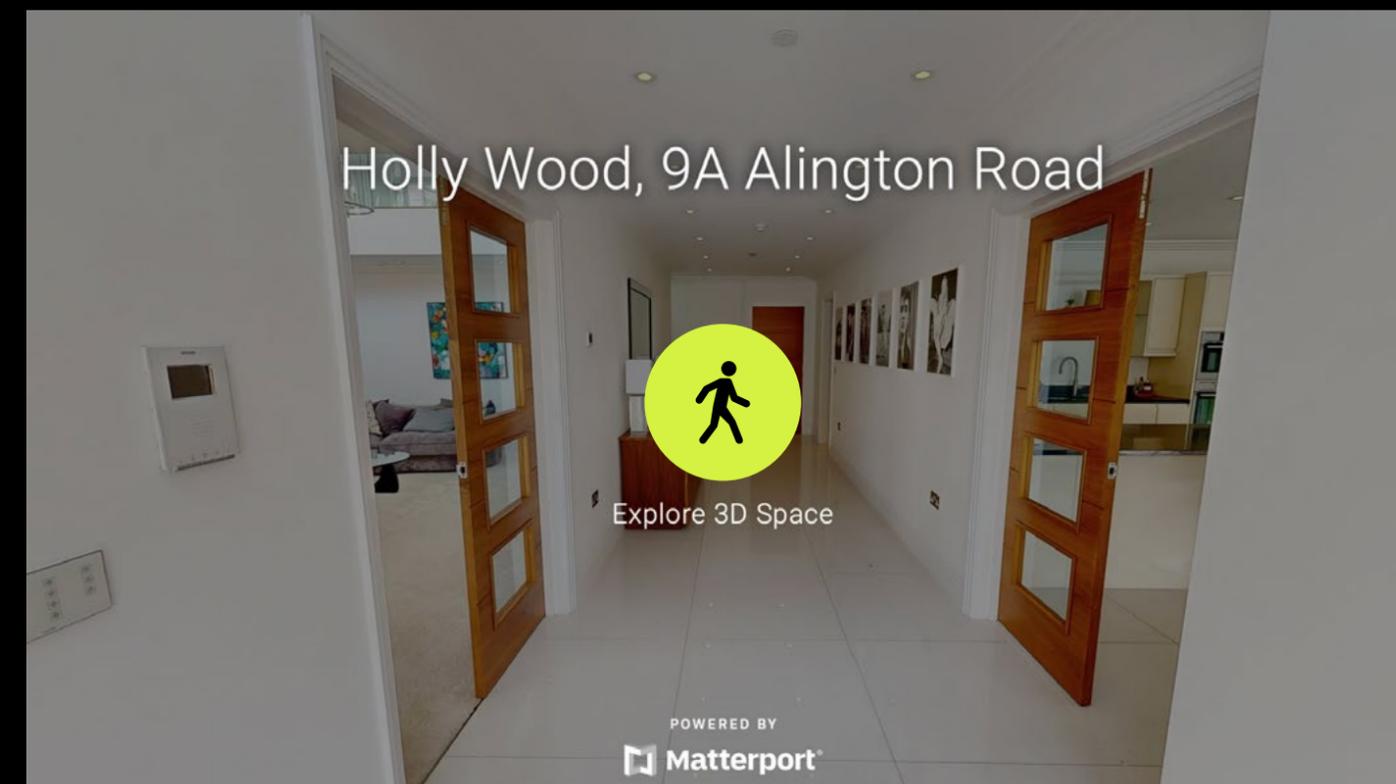
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



## 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 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.



# Floorplan

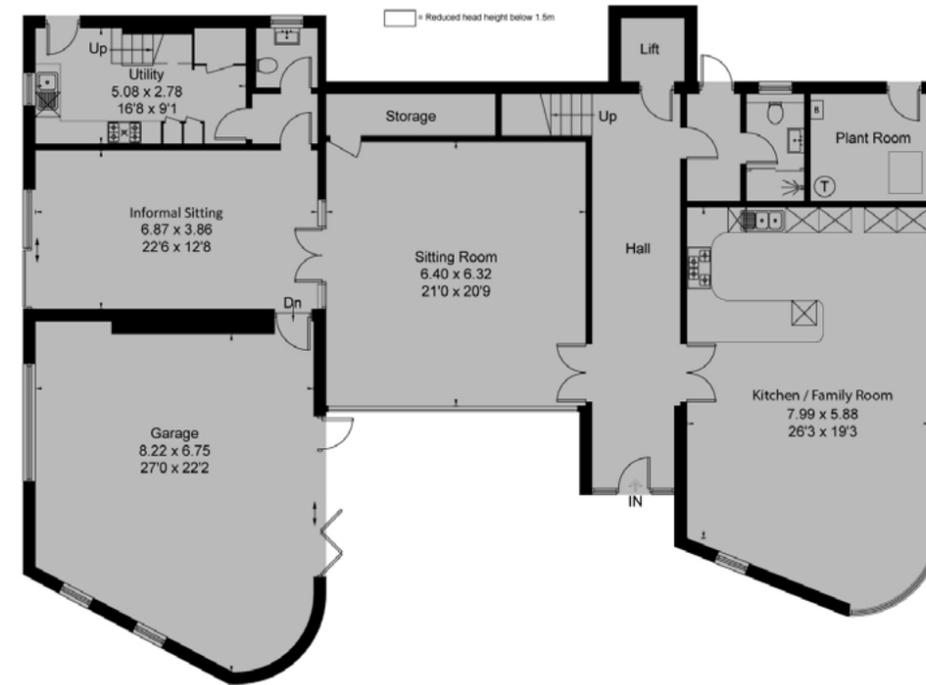
Holly Wood, 9A Alington Road,  
Evenign Hill, Poole, BH14 8LX

## GROSS INTERNAL AREA

House: 4,958 sq. ft / 460.6 m<sup>2</sup>  
(Including limited use area - 39 sq. ft / 3.6 m<sup>2</sup>)

Balconies: 993 sq. ft / 92.3 m<sup>2</sup>

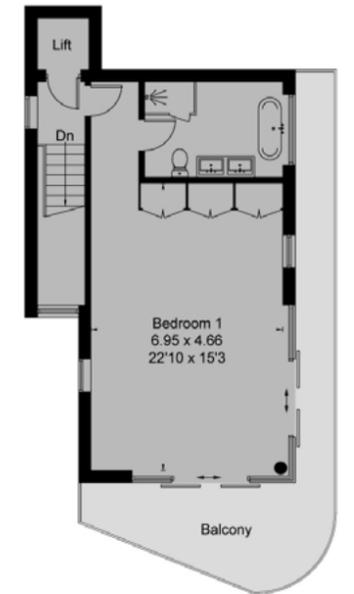
Sizes and dimensions are approximate, actual may vary.



Ground Floor

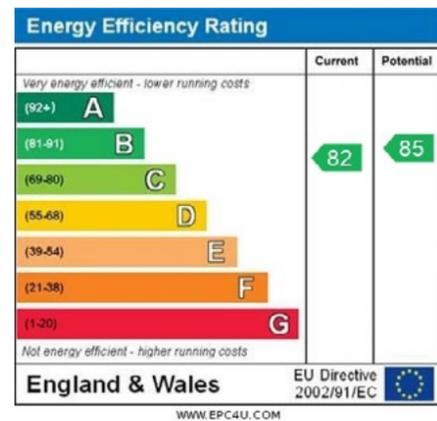


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 237618



# Summary

**Holly Wood is a beautiful contemporary home extending to nearly 5000 square feet, tucked away in a quiet and tranquil position just off one of the area's most prestigious roads where properties have sold for over £5M.**

The location is convenient for Poole Harbour, reached via a footpath in nearby Alington Close from where the beach at Sandbanks is a short level walk of little more than half a mile. The house itself comprises five bedrooms, each with en suite facilities and there is a choice of receptions including a stunning open plan kitchen family room, a galleried sitting room and an informal sitting area which could be suitable for a number of uses such as a snug or even a home office.

The layout includes a choice of private sun balconies although the one on the top floor dedicated to the primary bedroom offers the best harbour view and the passenger lift is another great feature boasting access to all floors. The flexible layout can also be configured to provide a potential guest of staff annexe with its own private entrance and dedicated kitchen. Other luxuries include gas fired under floor central heating and intelligent lighting and a high level of decorative finish. Outside the grounds include a level lawn complete with pergola as well as an enclosed courtyard leading to the oversized integral garage. If you are looking for especially spacious accommodation combined with close proximity to the area's renowned leisure amenities then look no further.

# Details

**Guide Price:** £3,450,000

**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 £327,250\*\*  
Additional Home £497,750\*\*

\*\* based on guide price, correct as at 6.11.24

**Local Authority:** BCP Council

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

\*\*\* Amount shown is for a main home, please seek advice for additional home.

**Services:** Mains gas, electricity, water and drainage

# Key features

- + Unique contemporary design
- + Approximately 5,000 square feet
- + Five bedroom suites
- + Spectacular galleried sitting room
- + Open plan kitchen family room
- + Choice of balconies
- + Harbour glimpses
- + Lift to all floors
- + Flexible layout, could be configured with guest annexe
- + Oversized integral garage

# Our team



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