

Luxury+Prestige

# TRAMONTO

ALINGTON ROAD, EVENING HILL, POOLE, BH14 8LX

































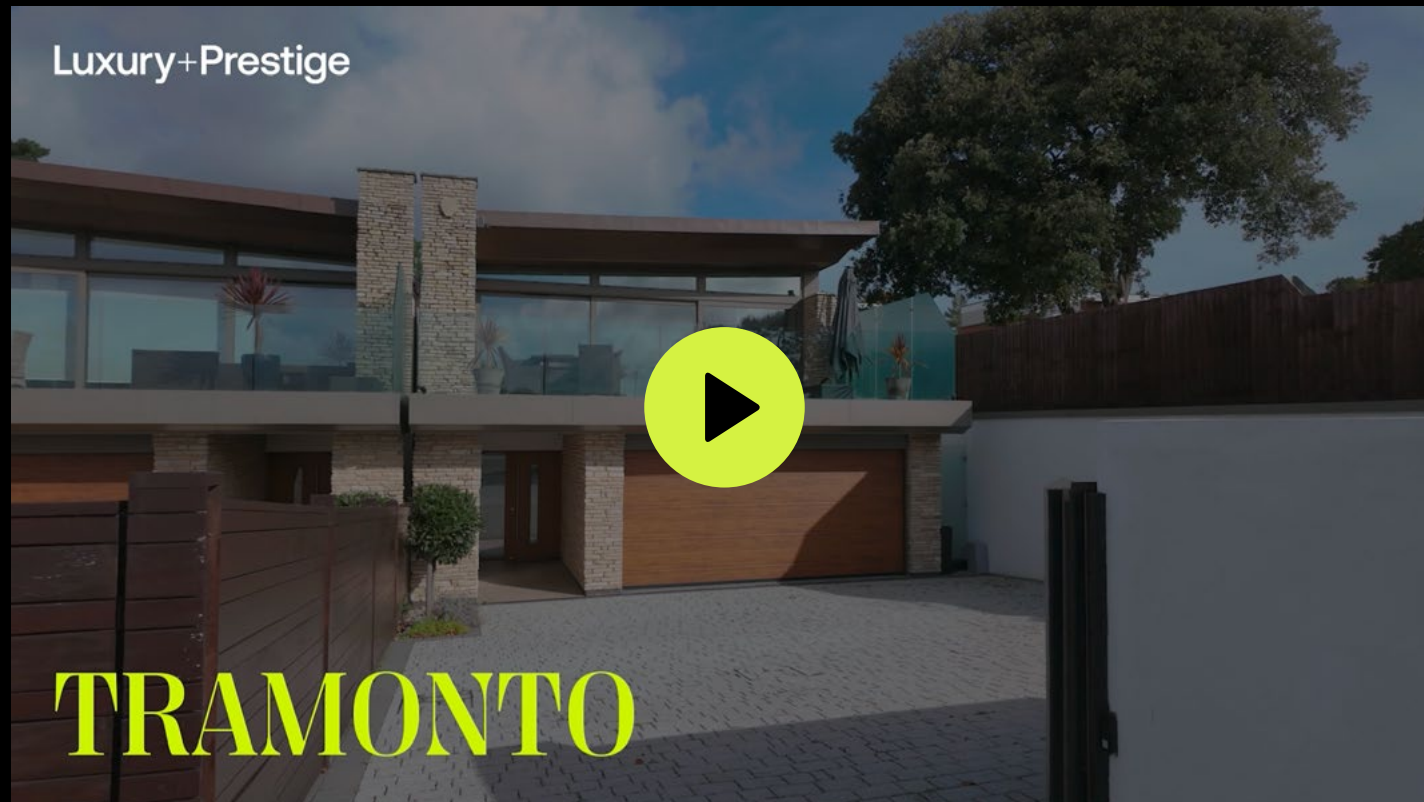








# TAKE A STEP INSIDE



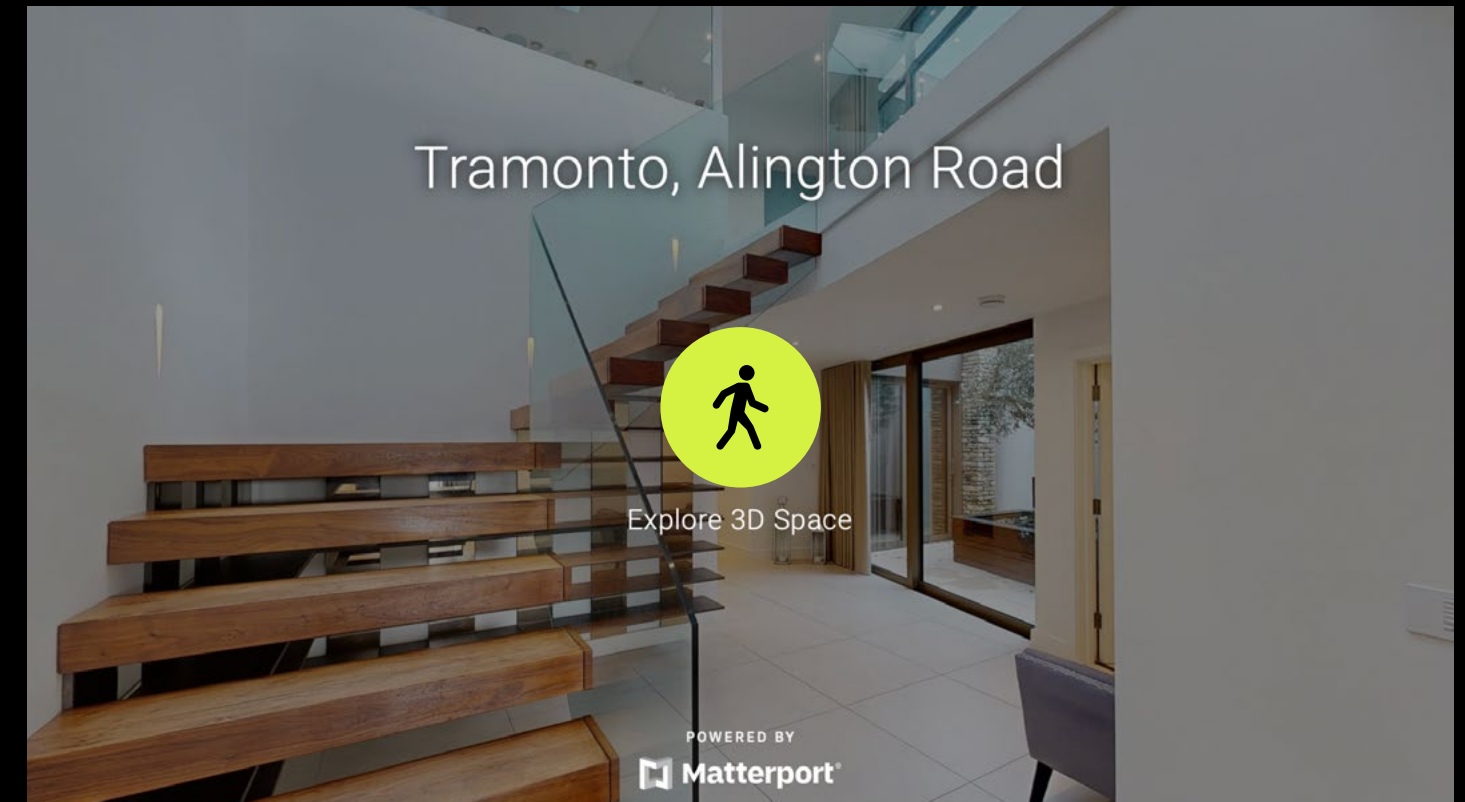
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

**vimeo**

## 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.

**Matterport™**



# Floorplan

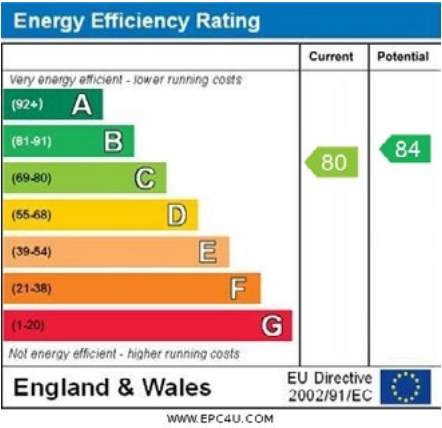
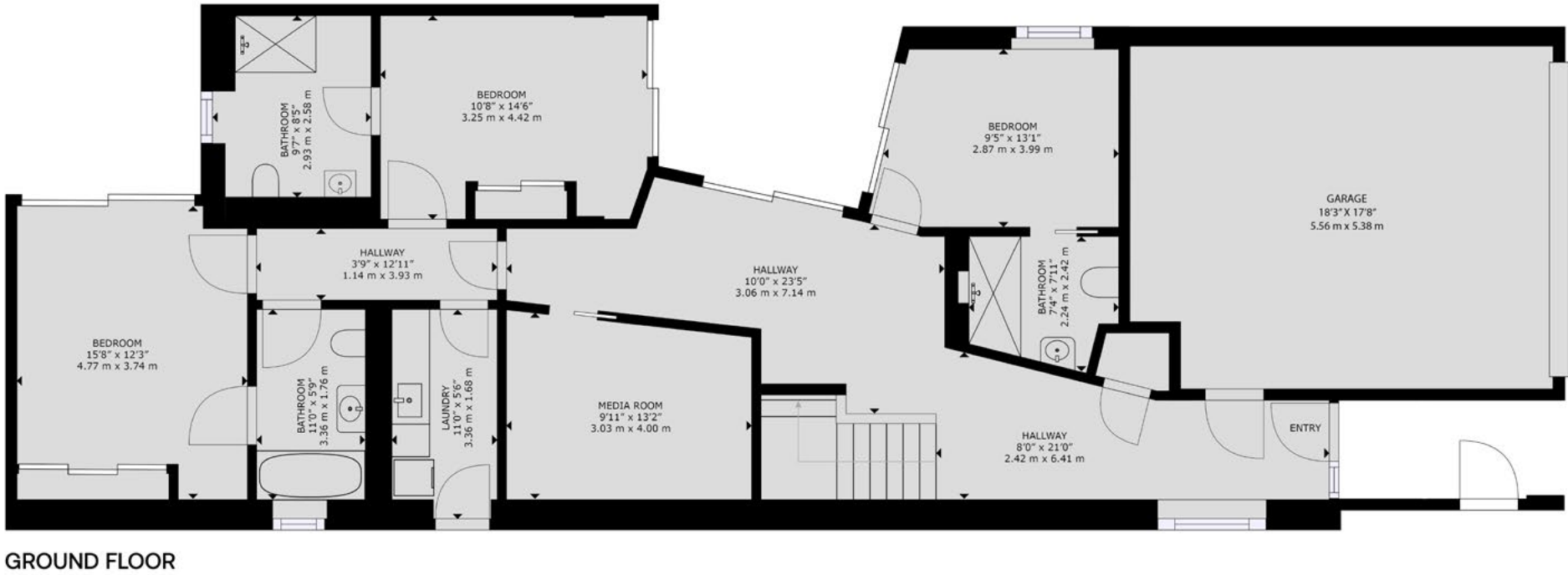
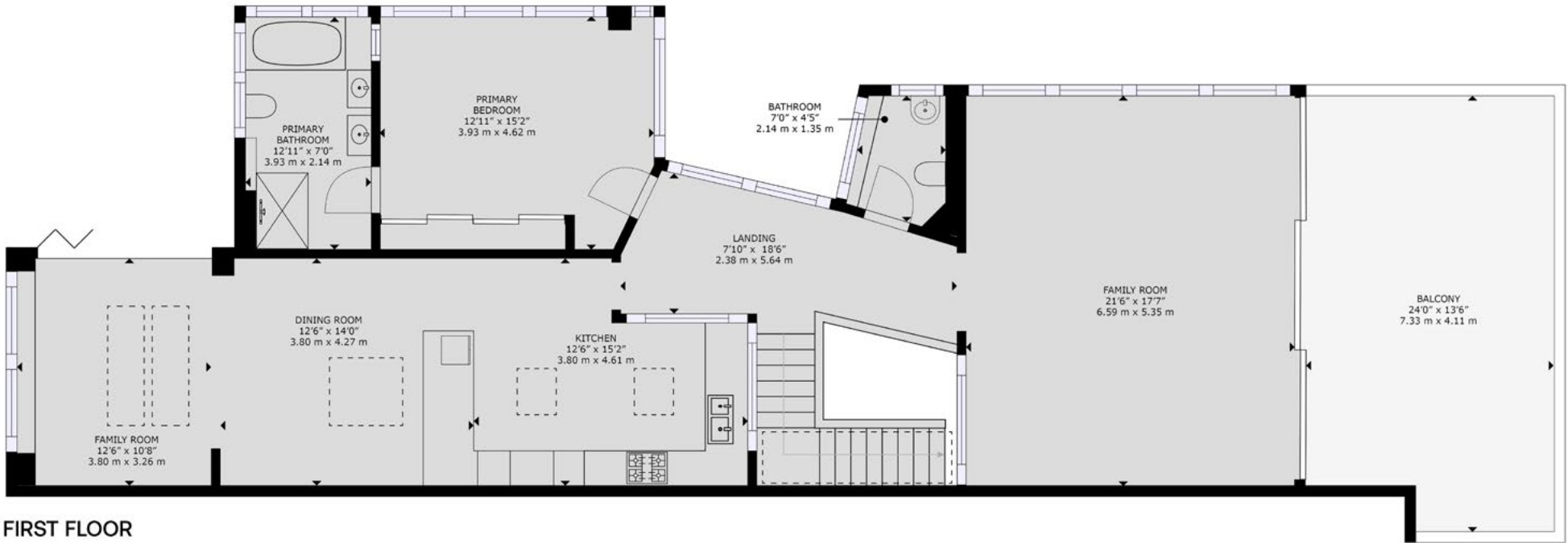
Tramonto, Alington Road,  
Evening Hill, Poole, BH14 8LX

### GROSS INTERNAL AREA

House:  
Ground Floor: 1,383 sq. ft / 128 m<sup>2</sup>  
First Floor: 1,435 sq. ft / 133 m<sup>2</sup>  
Garage: 360 sq. ft / 33 m<sup>2</sup>

Overall Total: 3,178 sq. ft / 294 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.





# Summary

Tramonto is a visually stunning four bedroom home situated on the exclusive Evening Hill, famed for its simply fabulous location ideal to explore all that the area has to offer including the calm and sheltered waters of Poole Harbour and of course the award winning beaches at Sandbanks.

The view on offer is arguably one of the best in the area with a unique aspect looking towards the harbour entrance with the Sandbanks Peninsula on one side and Brownsea Castle on the other. Arranged over two floors the ground floor accommodation is spacious with three en suite bedrooms and a cosy media room all situated around a selection of mediterranean courtyards, flooding the home with an abundance of natural light.

Upstairs, in addition to the principal bedroom suite, the main living area features a vaulted ceiling with sliding patio doors leading out to the private sun terrace where the stunning views can be enjoyed. The open-plan kitchen family room has been fitted out to a high standard including a functional breakfast bar, Corian tops and fully integrated Miele appliances. With a secure driveway, ample guest parking and an integral double garage this home is perfect for a second home or a main residence.

# 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	£293,750**	
	** based on guide price, correct as at 6.11.24		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2024/2025	£3,579.59pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + **Amazing panoramic views**
- + **Unusual design**
- + **4 bedrooms, 4 bathrooms**
- + **Large private sun terrace**
- + **Mediterranean style courtyards**
- + **Approximately 0.75 miles from beaches**
- + **Beautiful staircases**
- + **Programmable lighting**
- + **Integral double garage**
- + **Great guest parking**



# Our team



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