

Luxury+Prestige

VILLA ROSA

16 ALINGTON ROAD, EVENING HILL, POOLE, BH14 8LZ





























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

Villa Rosa, 16 Alington Road,
Evening Hill, Poole, BH14 8LZ

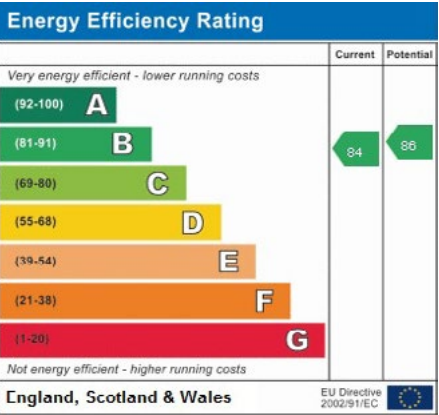
GROSS INTERNAL AREA

House:
Ground Floor: 2,713 sq. ft / 252 m²
First Floor: 2,303 sq. ft / 214 m²
Second Floor: 505 sq. ft / 46 m²
Garage: 373 sq. ft / 34 m²
Total: 5,894 sq. ft / 546 m²

Pool House: 1,157 sq. ft / 107 m²

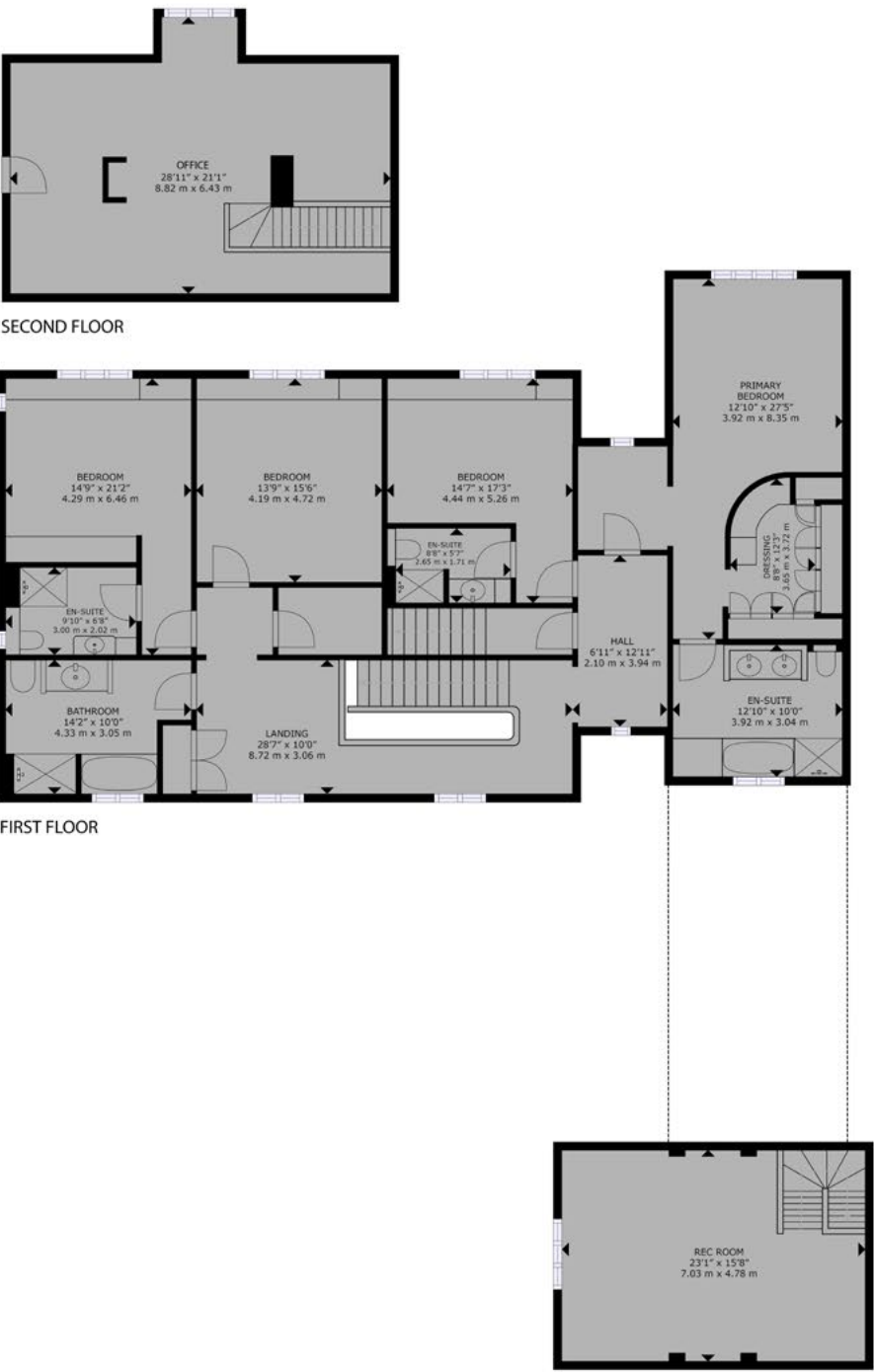
Overall Total: 7,051 sq. ft / 653 m²

Sizes and dimensions are approximate, actual may vary.



Address:
Villa Rosa

Luxury and Prestige



Summary

A simply outstanding property which was designed and constructed with immense care and to a lavish specification.

The impressive garden and setting are unique with a Southwesterly aspect, a large level lawn and a panoramic view of Poole Harbour which is completely immersive. The house has a notable pedigree with architecture courtesy of award-winning Morgan Carey and it was built by specialists Matrod Frampton. The layout is extremely versatile with built form extending to just over 7,000 square feet and principal accommodation set out over just two floors. The raison d'être is relaxed sea-side living and this is reflected in the interior design choices which are luxurious throughout but understated and restrained. The open plan kitchen family room is the heart of the home and it connects via bi-fold doors to the veranda and huge private sun terrace. The separate sitting room is an oasis of calm and it's the perfect place for nightcap at the end of a long day. Other luxuries include a play room, small gymnasium as well as a recreation room above the garage. On the first floor there are four bedrooms and four bathrooms with the primary bedroom occupying a separate wing. All of the bedrooms benefit from stunning views. There is also a private guest suite on the ground floor which would be perfect for friends or relatives, or even an au pair. Finally on the top floor there is a home office with one of the best vantage points anywhere in the area. Outside and beyond the main dwelling there is a separate pool house connecting to the natural stone terrace which features a recessed seating area and raised planters. Behind the pool house there is a private gate and steps connecting to Evening Hill directly opposite the waters edge making this home ideal for windsurfers and paddle boarders. A waterside stroll alongside Shore Road leads to the beach at Sandbanks which opens up even more possibilities to take advantage of the area's relaxed lifestyle.

Details

Guide Price:	£6,250,000		
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	£663,750**	
	Additional Home	£976,250**	
	** based on guide price, correct as at 15.04.25		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2025/2026	£4,509.88pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + First time to the market
- + Simply wonderful plot
- + Incredible harbour views
- + Unique level plot & private garden
- + Over 7,000 square feet
- + Easy access to Poole Harbour
- + Five bedrooms, five baths
- + Open plan kitchen family area
- + Huge pool complex
- + Stunning garden

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

01202 007373
asia@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0758
Published:	January 2025



Important notice
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Luxury+Prestige

luxuryandprestige.com