

Durlston House 4a Bingham Avenue

Evening Hill
Poole, Dorset
BH14 8NE



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Guide price £2,940,000

Durlston House is a handsome, recently built modern mansion with wonderful proportions throughout. This luxurious home is arranged over two floors and is situated in one of the area's most sought after tree-lined avenues.

Summary of Accommodation

Catchment area for Lilliput and Baden Powell Schools

Laundry room, guest cloakroom and boot room

Landscaped gardens and grounds

Drawing room, dining room, home office

Triple garage with storage space above

Open plan kitchen/family room

Four double bedroom suites

Galleried reception hall

No onward chain





Durlston House is set down a private, gated driveway and surrounded by mature trees. Once inside, a grand galleried reception hall leads to all the principal rooms on the ground floor.

There is a drawing room with feature limestone fireplace and a formal dining room for entertaining. The stunning open plan kitchen/family room boasts hand painted cabinets, elegant granite worktops and high end appliances.

Also on the ground floor is a fitted home office and a large laundry room.

Upstairs the principal bedroom features a walk-in dressing room, sumptuous bathroom and a balcony overlooking the rear garden.

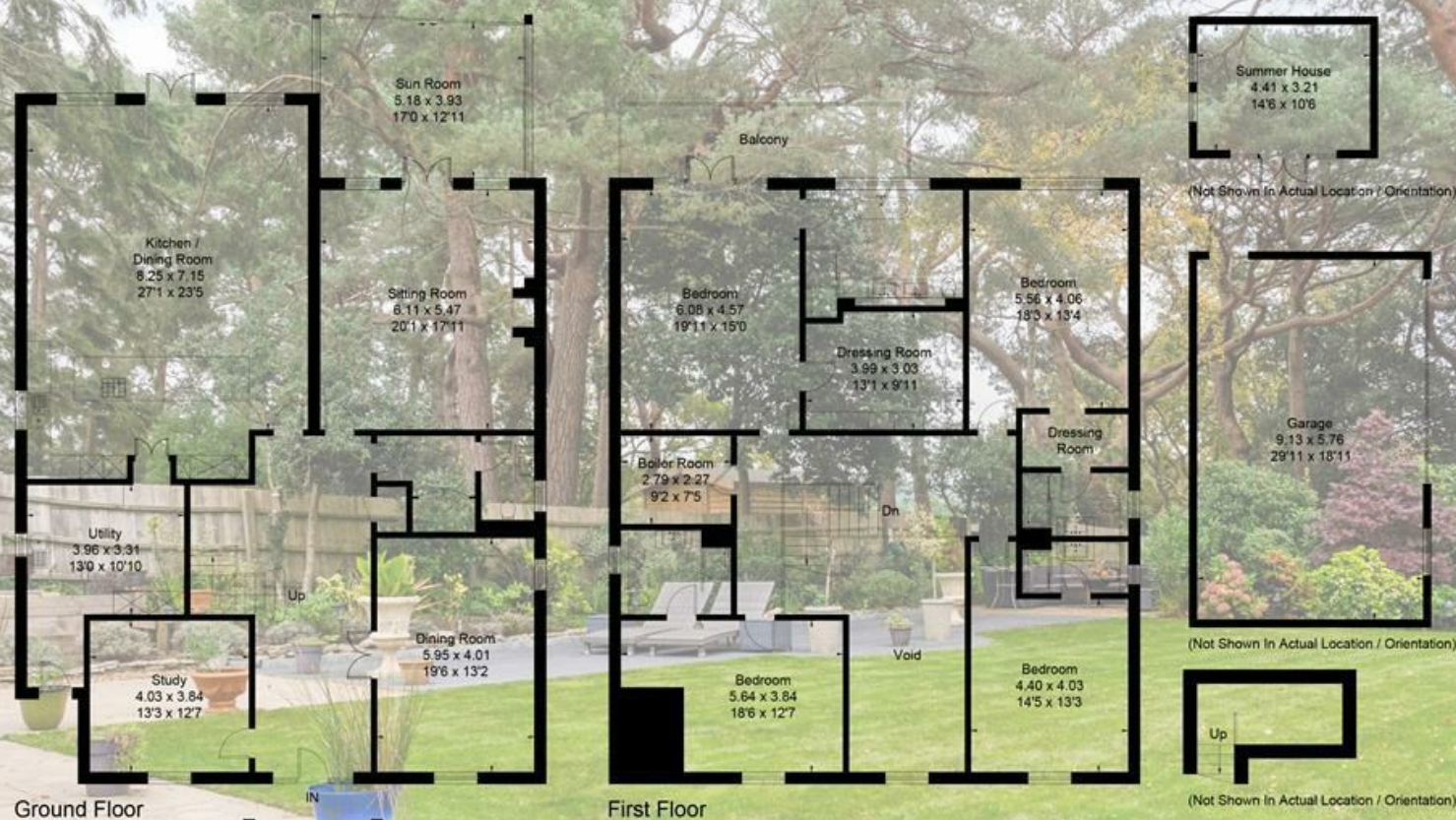
There are a further three generously proportioned bedrooms, all with luxurious en-suite facilities.

The rear garden is a beautiful tranquil spot with decked areas and sun terraces, as well as a lawn. It is a great space to entertain, to dine al fresco and enjoy the sun.

Bingham Avenue is a short stroll from Evening Hill viewpoint which overlooks Poole Harbour. The golden sandy beaches of Sandbanks, local yacht clubs and the renowned Parkstone Golf Course are all nearby.



Approximate Floor Area = 391.1 sq m / 4210 sq ft
 Outbuilding(s) = 73.5 sq m / 791 sq ft
 Total = 464.6 sq m / 5001 sq ft
 (Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81830

Lloyds Property Group

PROPERTY NAME

Durlston House 4a Bingham

LOCATION

BH14 8NE

TOTAL FLOOR AREA

5001.00 sq ft

COUNCIL TAX

Band H BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

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Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale