12 Crichel Mount Road Evening Hill Poole, Dorset BH14 8LT





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Guide price £1,849,950

Situated in a peaceful cul-de-sac in the highly desirable area of Evening Hill, this exceptional modern home offers spacious, lightfilled interiors and a beautiful landscaped garden - perfect for both entertaining and relaxed family living.Within easy reach of Lilliput Village, Salterns Marina and the renowned beaches of Sandbanks,

this property enjoys a rare blend of seclusion and coastal convenience.

Summary of Accommodation

Prime setting on quiet road in prestigious Evening Hill Gated entrance, brick-paved driveway, double garage and mature frontage Stunning open-plan kitchen/dining/lounge space with garden access Underfloor heating, quality flooring and finishes throughout Luxurious principal suite with walk-in wardrobe, spa-style en-suite & balcony

Three further double bedrooms, all en-suite Bespoke home office and practical laundry/utility room Landscaped rear garden with decking, hot tub space and bridleway access



















The home is introduced via electric gates and an attractive, brick-paved driveway with ample parking. Set back from the road and framed by mature trees and planting, the property immediately impresses with its striking architectural design and wellproportioned frontage.

Inside, the light-filled hallway features a dramatic glass brick wall, curved staircase and quality wood flooring. Off the hallway is a guest cloakroom and coat cupboard. The heart of the home is a spectacular open plan kitchen/living/dining space, flooded with natural light through large windows and glazed doors to the garden.

The contemporary kitchen is fitted with sleek units and premium integrated appliances including twin ovens, gas hob, fridge, freezer, dishwasher, coffee maker and a stylish breakfast bar with statement lighting - a perfect space for hosting. From here, the layout flows through to a formal dining area and down to a sunken lounge opening directly to the garden.

The main living room is particularly impressive with high ceilings, floor-to-ceiling windows and doors onto the terrace, plus a striking modern fireplace. A bespoke home office with fitted desk and storage completes the ground floor.

Upstairs, the principal suite offers a spacious retreat with walk-in wardrobe, luxurious ensuite with double sinks, bath and separate shower and a private balcony with space for a morning coffee. The three additional double bedrooms all feature fitted wardrobes and en-suite bathrooms. A practical laundry/utility room and a light-filled landing with skylight enhance functionality and flow.

The landscaped rear garden offers a generous decked terrace, a covered area suitable for a hot tub and space for garden furniture and a BBQ. A sloped path provides direct access to a peaceful bridleway leading into Lilliput.

This elegant and thoughtfully designed home is a rare offering in one of Poole's most exclusive locations



Lloyds Property Group

PROPERTY NAME

12 Crichel Mount Road

LOCATION

BH14 8LT

TOTAL FLOOR AREA

3427.00 sq ft

COUNCIL TAX

Band H BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044 Email: enquiries@lloydspropertygroup.com Ref: 3645 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