



1a Bingham Avenue, Evening Hill, Poole BH14 8ND  
Offers In Excess Of £2,000,000 Freehold





### Property Comprises

Gulliver House is a substantial family home positioned on one of the area's most sought after roads in the quiet enclave of Evening Hill, renowned for its spacious residences and leafy surroundings. Only moments from Sandbanks this luxury house was built by a leading developer in a traditional style, set within impressive landscaped grounds, and boasting a contemporary interior. A detached garage with a gym and an office on the first floor adds to the property, totalling over 4,700 square feet. The internal accommodation, bright and spacious throughout is arranged over three floors to include five double bedrooms, five bathrooms, a large open-plan kitchen-family room, multiple living areas, and a home office. This versatile and spacious home is ideal for a wide range of potential buyers.

### Evening Hill

The property is located in Bingham Avenue, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.



**1A BINGHAM AVENUE,  
EVENING HILL,  
DORSET, BH14 8ND**

Gross Internal Area:

Main House

Ground Floor: 1,933 sqft, 180 m<sup>2</sup>

First Floor: 1583 sqft, 147m<sup>2</sup>

Second Floor: 420 sqft, 39m<sup>2</sup>

Excluded Areas (Reduced Head Height): 31 sqft, 3m<sup>2</sup>

Detached Garage

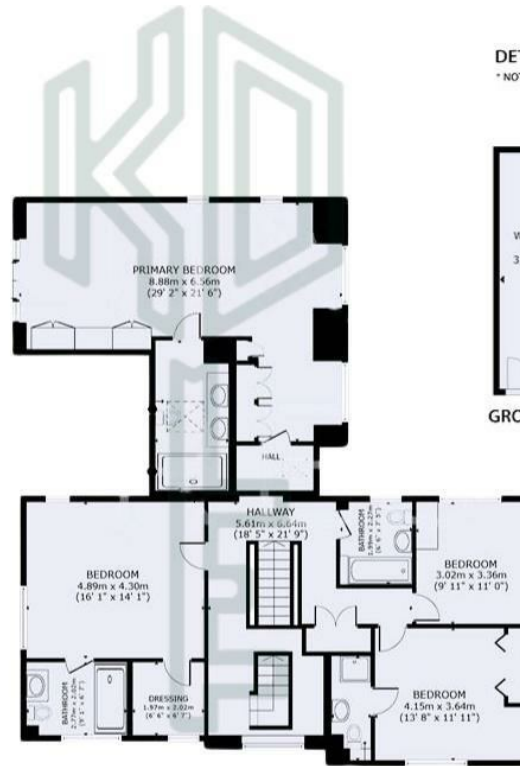
Ground Floor: 415 sqft, 38m<sup>2</sup>

First Floor: 317 sqft, 34m<sup>2</sup>

**TOTAL AREA: 4722 sqft, 438m<sup>2</sup>**

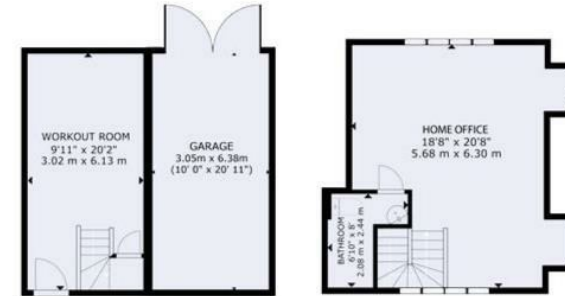


GROUND FLOOR



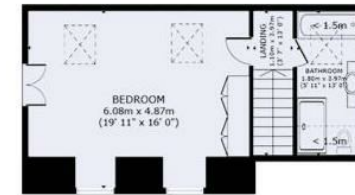
**DETACHED GARAGE**

\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

SIZES AND DIMENSIONS ARE FOR GUIDANCE ONLY, ACTUAL SIZES MAY BE DIFFERENT

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	