

12 Crichel Mount Road

Evening Hill
Poole, Dorset
BH14 8LT



12 Crichel Mount Road

Evening Hill
Poole, Dorset
BH14 8LT

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, light-filled 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

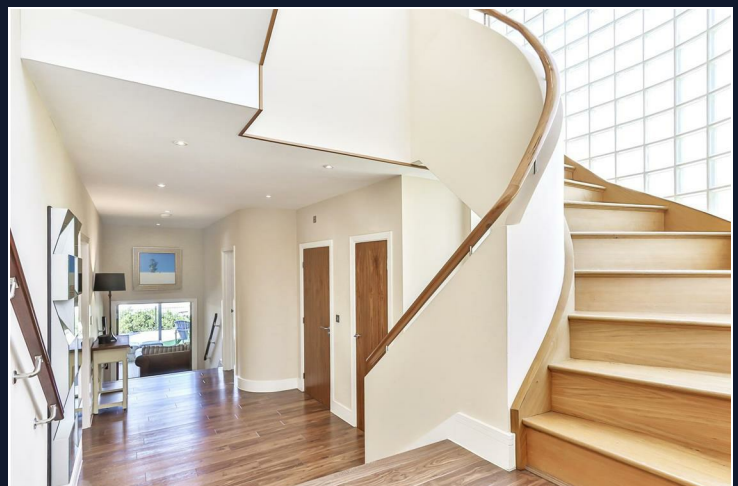
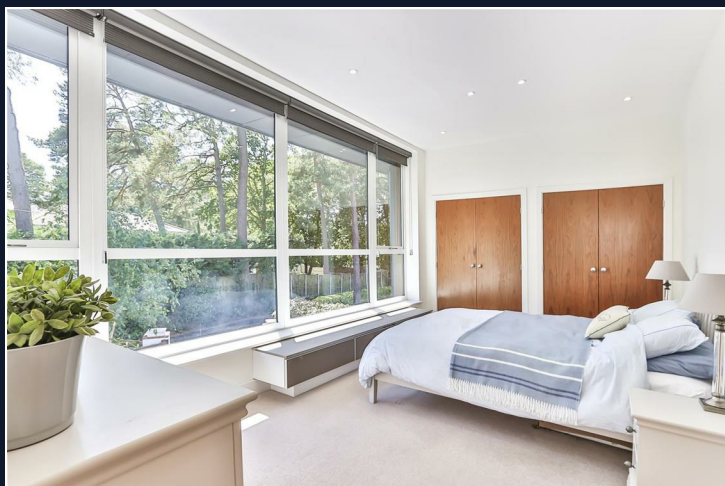
Underfloor heating, quality flooring and finishes throughout

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 well-proportioned 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.

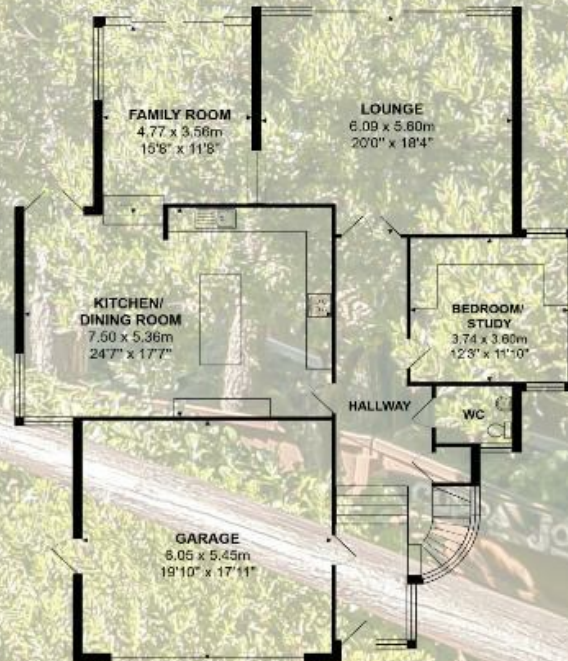
Upstairs, the principal suite offers a spacious retreat with walk-in wardrobe, luxurious en-suite with double sinks, bath and separate shower and a private balcony with space for a morning coffee. The three additional double bedrooms all feature fitted wardrobes and en-suite bathrooms. A practical laundry/utility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



FIRST FLOOR



GROUND FLOOR

Total Area: 318.4 m² / 3427 ft²
A: PROPERTIES ARE REPORTED TO THE COUNCIL BY THE SELLER

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