

Luxury+Prestige

# 5 MINTERNE ROAD

EVENING HILL, POOLE, BH14 8NA





















# 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.

## 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.

# Floorplan

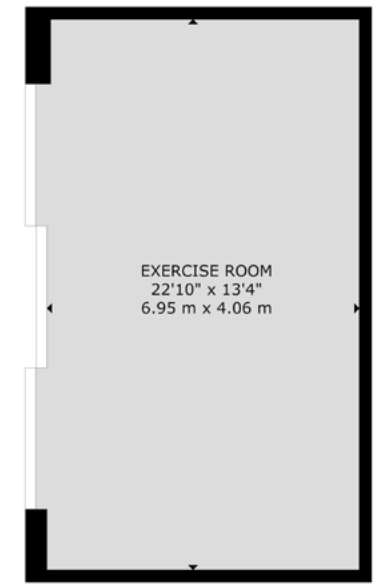
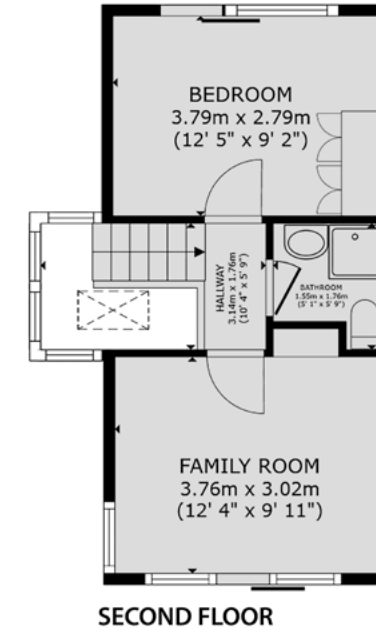
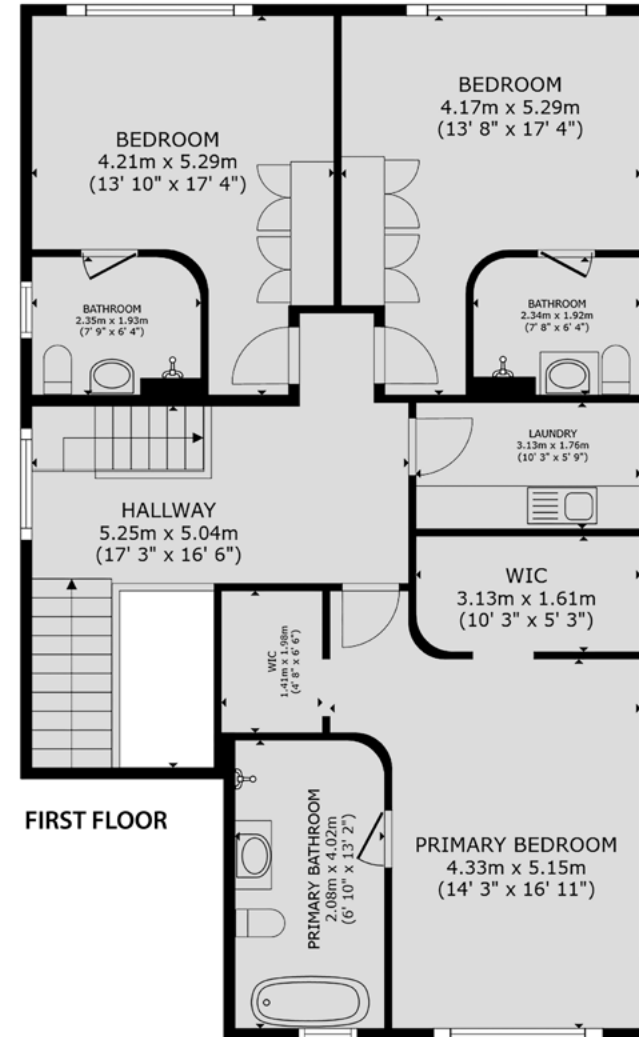
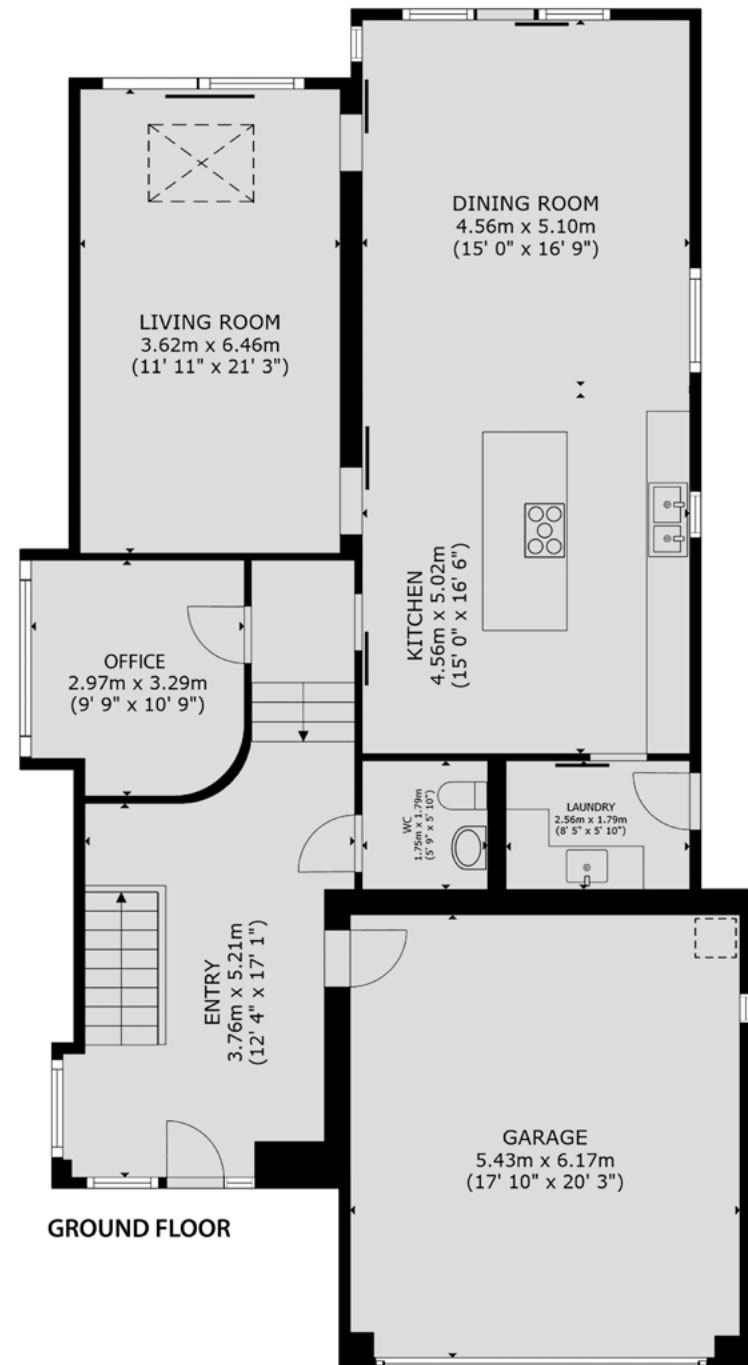
5 Minterne Road, Evening Hill  
Poole, BH14 8NA

## GROSS INTERNAL AREA

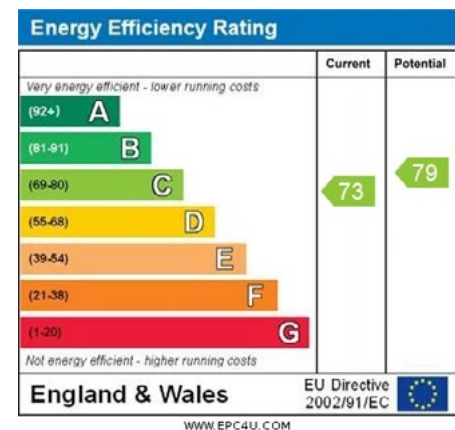
House:  
Ground Floor: 1,269 sq. ft / 118 m<sup>2</sup>  
Ground Floor: 1,177 sq. ft / 109 m<sup>2</sup>  
First Floor: 335 sq. ft / 31 m<sup>2</sup>  
Garage: 361 sq. ft / 33 m<sup>2</sup>  
Total: 3,142 sq. ft / 292 m<sup>2</sup>

Garden Studio: 304 sq. ft / 28 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



# Summary

## A great contemporary home, completed in 2021 by a highly regarded local developer.

It's located in a sought after road just off Evening Hill known for its close proximity to the Evening Hill View Point and Poole Harbour beyond. It is especially spacious with built form extending to around 3,140 square feet plus a large garden studio which is currently utilised as a gymnasium.

The entrance hall is light and airy with a feature staircase constructed with cantilevered treads and a glass balustrade. The open plan lifestyle room connects to the rear patio via large format patio doors and it is especially stunning due to its extraordinary high ceilings and feature lighting.

This amazing space is 33' in length and zones conveniently for kitchen, informal dining and relaxed sitting. The luxury kitchen is hand painted with a centre island and breakfast bar, stone tops and a whole host of integrated appliances. The formal sitting area is accessed via pocket doors and also connects to the rear terrace. There is a total of four bedrooms and four bathrooms although a reception could double as bedroom five.

On the ground floor there is an all-important home office. The rear garden is landscaped for low maintenance and in addition to a 6 metre double garage there is generous guest and casual parking on the driveway.

# Details

Guide Price: £2,250,000

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 £183,750\*\*  
Additional Home £296,250\*\*

\*\* based on guide price

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

- + **Constructed in 2021**
- + **3,140 square feet**
- + **Four / five bedrooms**
- + **Four bathrooms**
- + **Large kitchen lifestyle room with high ceilings**
- + **Choice of additional receptions**
- + **Home office**
- + **Garden studio**
- + **Great parking**
- + **Prestigious location**

# Our team



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