



BINGHAM AVENUE,
EVENING HILL











DETAILS

Set behind secure automated gates, this sophisticated modern mansion represents a premier example of craftsmanship situated on a sprawling, secluded plot.

Urlston House is a substantial contemporary residence of approximately 4,600 square feet, positioned on a gated, oversized plot within the highly coveted Evening Hill area. Completed just seven years ago, this bespoke home balances grand architectural proportions with a focus on functional family living. Entry is via a soaring galleried hall that connects the principal ground-floor rooms, including a formal drawing room with a limestone fireplace, a dedicated dining room, and a fitted executive home office. The heart of the home is an expansive open-plan kitchen and lifestyle suite featuring hand-painted cabinetry, stone surfaces, and a discreetly integrated utility and pantry. A modern glass garden room extends this living space, providing a seamless transition to the outdoor entertaining areas.

The first floor comprises four oversized double bedrooms, each featuring a private luxury en-suite. The principal suite serves as a primary retreat, incorporating a large walk-in dressing room and a glass-fronted balcony overlooking the rear grounds. Externally, the property is accessed via a private gated driveway leading to a detached 9-meter garage and extensive guest parking. The landscaped rear garden is unusually large for the location, featuring multiple sun terraces, a level lawn, a summer house, and a versatile underground storage facility. Situated on Bingham Avenue, the property is located a short walk from the Evening Hill viewpoint, providing immediate access to the amenities of Poole Harbour and the beaches at Sandbanks.

AT A GLANCE

Guide Price:	£2,940,000
Tenure:	Freehold
Stamp Duty:	£266,550 (Main Home)
Local Authority:	BCP Council
Council Tax:	£4,509.88 Band H

KEY FEATURES

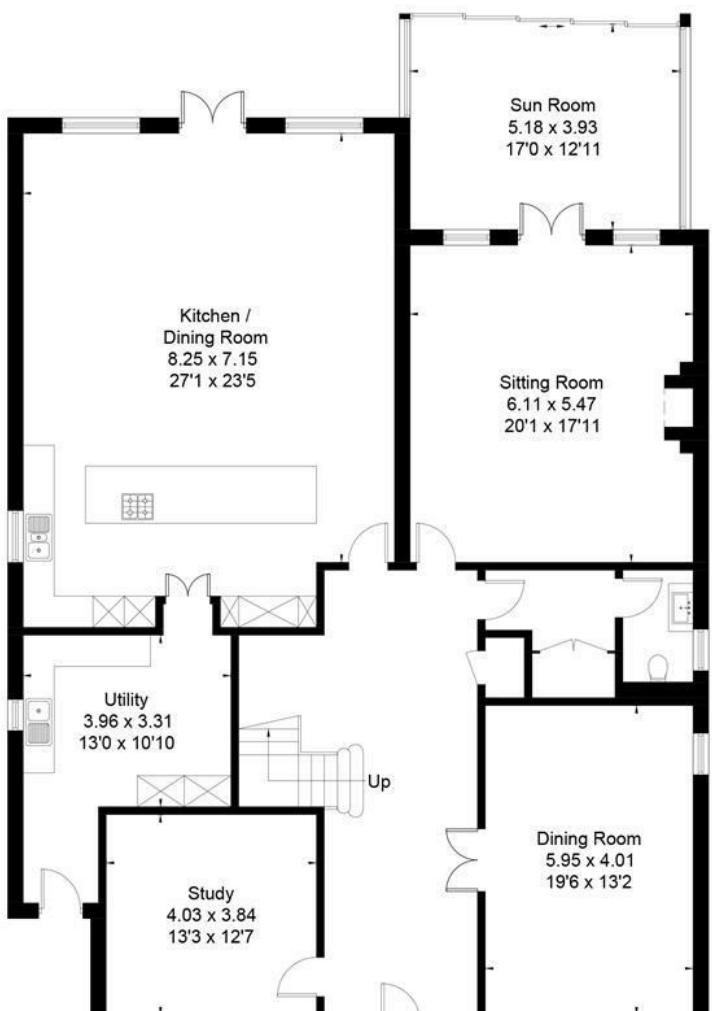
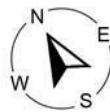
- Catchment area for Lilliput and Baden Powell Schools
- Laundry room, guest cloakroom and boot room
- Landscaped gardens and grounds
- Drawing room, dining room, home office
- Triple garage with storage space above
- Open plan kitchen/family room
- Four double bedroom suites
- Galleried reception hall
- No onward chain

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

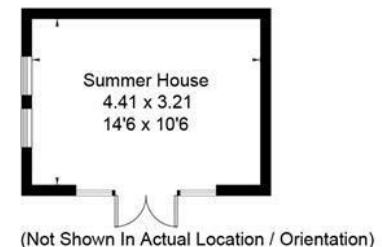
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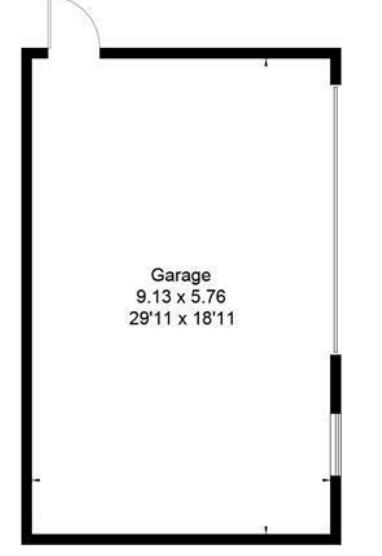
Ground Floor



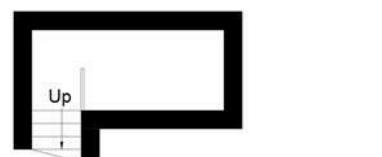
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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

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