



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 uncommonly 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.

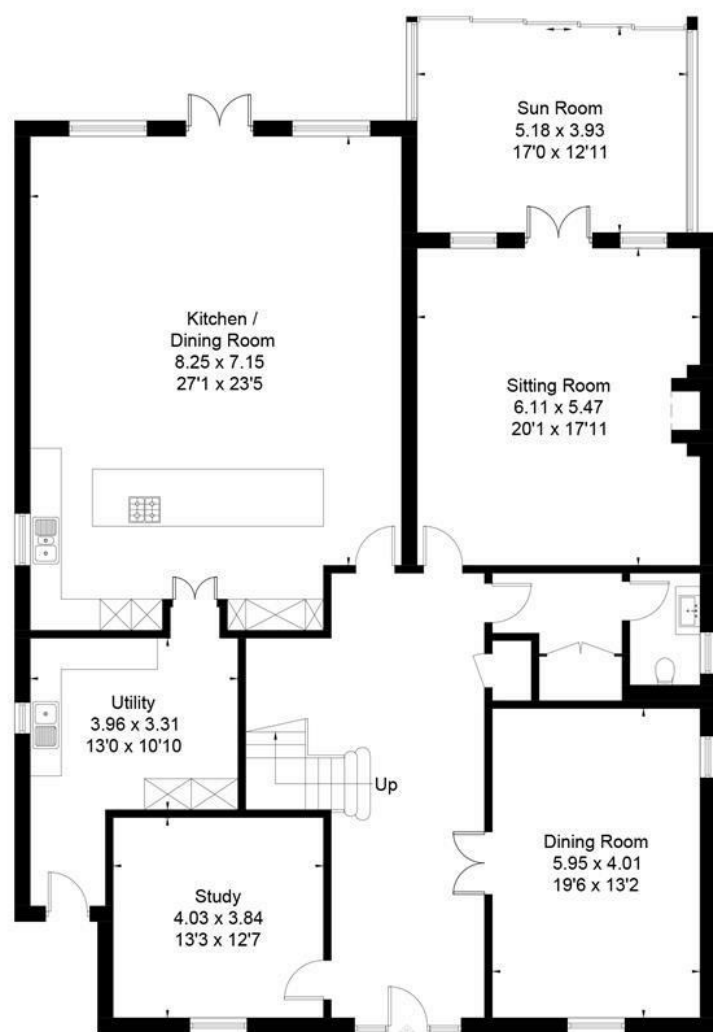
AT A GLANCE

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

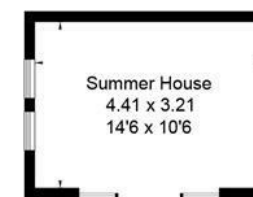
Approximate Floor Area = 391.1 sq m / 4210 sq ft
 Outbuilding(s) = 73.5 sq m / 791 sq ft
 Total = 464.6 sq m / 5001 sq ft
 (Excluding Void)



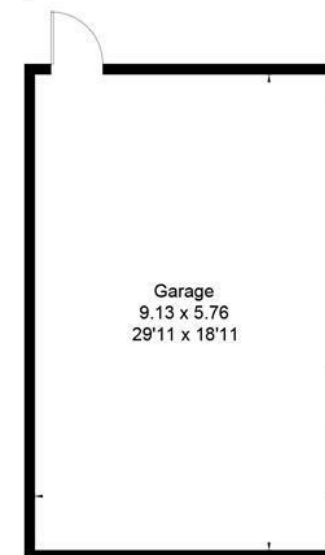
Ground Floor



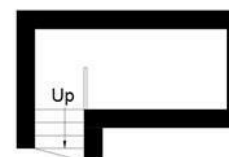
First Floor



(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

Important notice Lloyds Property Sales Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds Property Sales have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.