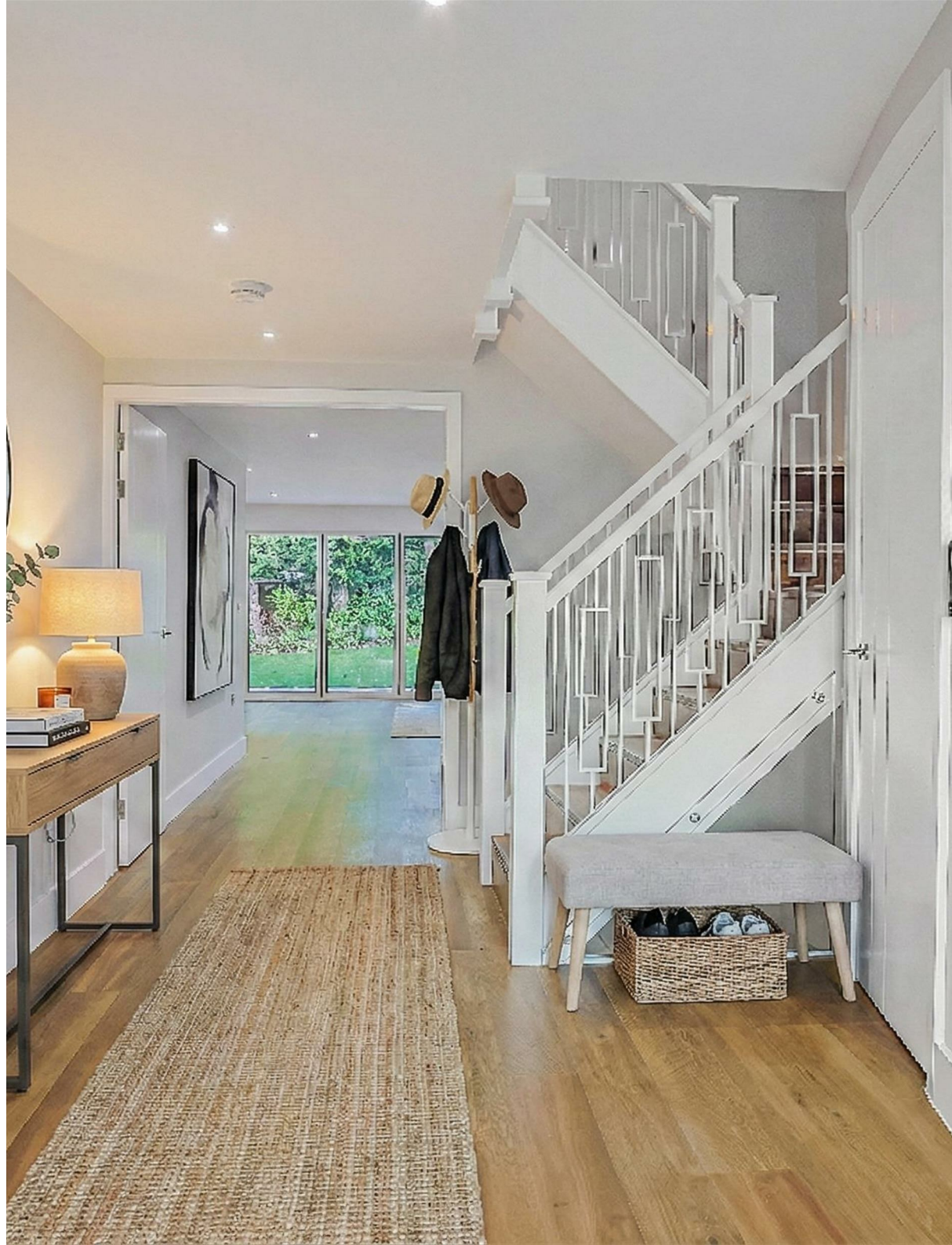




CRICHEL MOUNT  
ROAD, EVENING HILL











## DETAILS

Spanning 3,791 sq. ft. over four luxurious floors, this exceptional contemporary home features a cinema, gym, and is offered with no forward chain.

Arranged over four floors and extending to approximately 3,791 sq ft, the property offers elegant, light-filled accommodation with a strong emphasis on modern living and entertaining.

The ground floor is centred around an impressive open-plan kitchen, living and dining area, flooded with natural light and opening onto the landscaped rear garden via bi-fold doors. A stylish cloakroom and integral double garage complete this level.

The lower ground floor provides exceptional leisure space, including a cinema/games room, gym and utility room.

The first floor features a generous principal suite with balcony, walk-in dressing room and luxury en-suite, alongside two further double bedrooms and modern bathrooms. Two additional double bedrooms and a family bathroom occupy the second floor.

Outside, a gated driveway provides secure parking for multiple vehicles, while the rear garden offers an attractive and private space with a summer house, ideal for outdoor entertaining. Planning permission has been granted for a single storey side extension measuring circa 6m x 3m. For more information search P/25/05044/HOU on the BCP planning portal.

Virtually staged for illustrative purposes only.

## AT A GLANCE

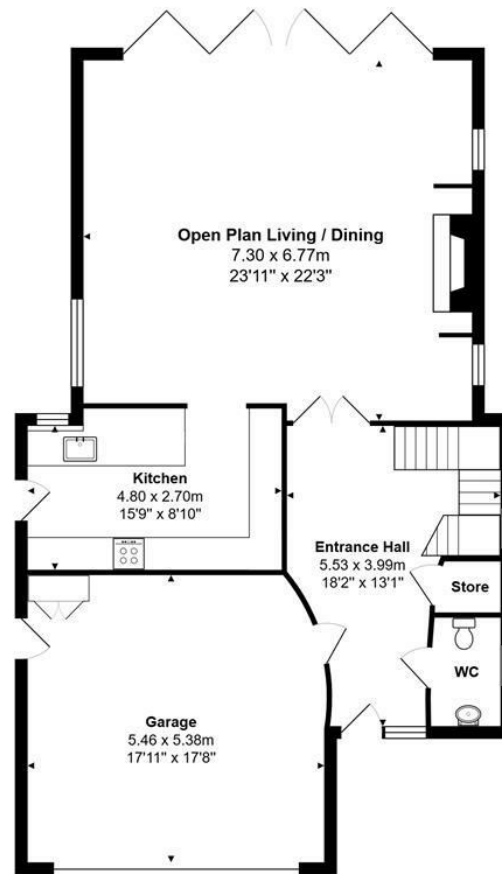
Offers in excess of:	£2,000,000
Tenure:	Freehold
Stamp Duty:	£153,750 (Main Home)
Local Authority:	BCP Council
Council Tax:	£4,865.10 Band H

## KEY FEATURES

- 5 spacious double bedrooms
- 4 beautifully appointed bathrooms
- Luxurious open plan kitchen, living and dining space
- Cinema and gym on lower ground floor
- Gated driveway with integral double garage
- Quiet and highly sought after cul-de-sac location
- Extensively refurbished throughout
- Offered with no forward chain
- Landscaped, low maintenance rear garden
- Planning permission has been granted for a single storey side extension measuring circa 6m x 3m.



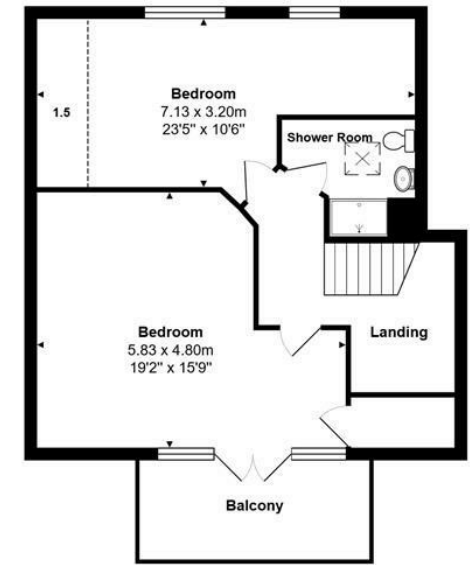
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

Total Area: 352.3 m<sup>2</sup> ... 3792 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

# LLOYDS

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