

Luxury+Prestige

HOLLY WOOD

9A ALINGTON ROAD, EVENING HILL, POOLE, BH14 8LX



















TAKE A STEP INSIDE



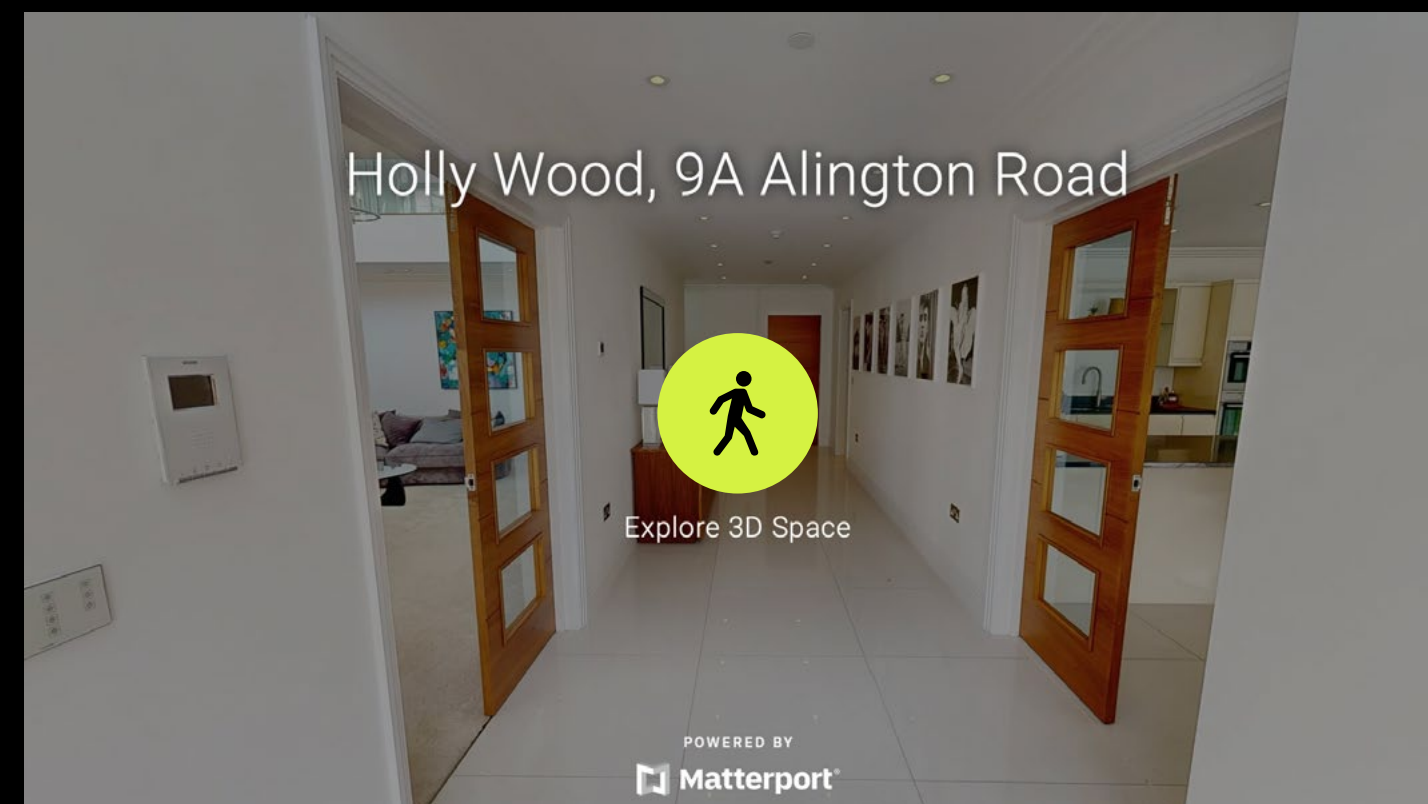
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

vimeo

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.

 **Matterport™**

Floorplan

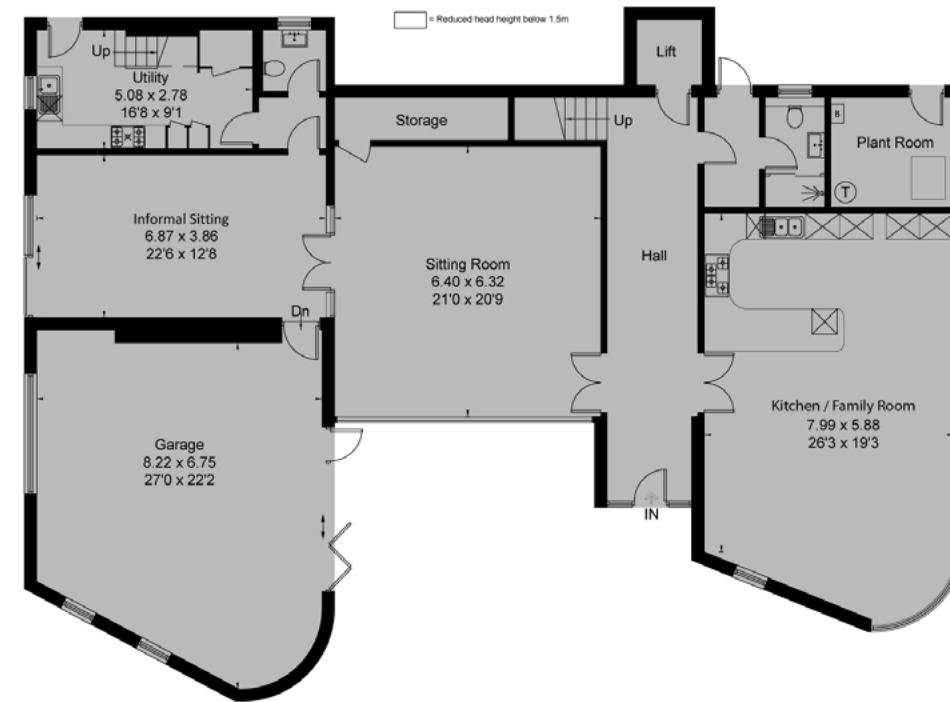
Holly Wood, 9A Alington Road,
Evenign Hill, Poole, BH14 8LX

GROSS INTERNAL AREA

House: 4,958 sq. ft / 460.6 m²
(Including limited use area - 39 sq. ft / 3.6 m²)

Balconies: 993 sq. ft / 92.3 m²

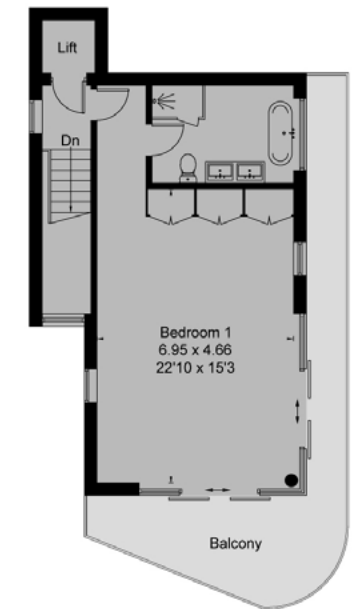
Sizes and dimensions are approximate, actual may vary.



Ground Floor

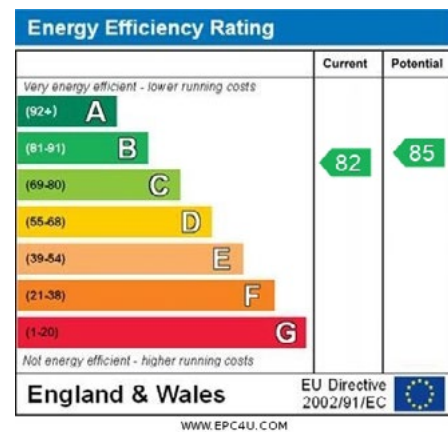


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 237618



Summary

Holly Wood is a substantial contemporary home extending to almost 5,000 sq ft, peacefully tucked away in a secluded position just off one of the area's most prestigious roads, where properties have sold for more than £5 million.

Despite its tranquil setting, the house is perfectly placed for enjoying Poole Harbour, accessed via a nearby footpath in Alington Close, while the beaches at Sandbanks are little more than half a mile away on foot.

The accommodation includes five en suite bedrooms and an excellent range of reception spaces including a striking open-plan kitchen/family room, a galleried sitting room and a more informal lounge suited to a snug or home office. Several private sun balconies are arranged across the property, with the principal bedroom occupying the top floor and enjoying the best harbour views. A passenger lift serves all floors, while the adaptable layout also creates the opportunity for a guest or staff annexe with its own entrance and kitchen. Additional features include gas-fired underfloor heating, intelligent lighting and a high standard of finish throughout.

Outside, the grounds offer a level lawn with pergola together with an enclosed courtyard leading to the oversized integral garage. For buyers seeking privacy, generous accommodation and close proximity to Poole Harbour's renowned leisure amenities, Holly Wood presents a rare opportunity.

Details

Guide Price: OIEO £3,000,000

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.

Local Authority: BCP Council

Council Tax: Band H
2026/2027 £4,799.98pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + Contemporary residence circa 5,000 sq ft
- + Quiet tucked-away position
- + Prestigious residential location
- + Close to Poole Harbour and Sandbanks
- + Five en suite bedrooms
- + Open-plan kitchen/family room
- + Galleried sitting room
- + Principal suite with harbour views
- + Passenger lift to all floors
- + Landscaped gardens and integral garage

Our team



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Jane Honour
Administrator

01202 007373
jane@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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