



£1,750,000

Mistral 12 Cichel Mount Road, Poole, BH14 8LT



# Mistral

12 Crichel Mount Road, Poole, BH14 8LT

A striking contemporary home set within one of Evening Hill's most desirable locations, offering beautifully designed split-level living, four en suite bedrooms and a private, landscaped garden built for entertaining.

- Four double bedrooms with en-suites
- Private driveway and gated entrance
- Stunning split-level living space
- Gorgeous garden with hot tub & putting green
- Balcony with treetop outlook off master bedroom
- Modern kitchen with island and integrated appliances

Local Authority BCP, Tax Band H, Tenure: Freehold



## *Evening Hill*

The property is located in Crichel Mount Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

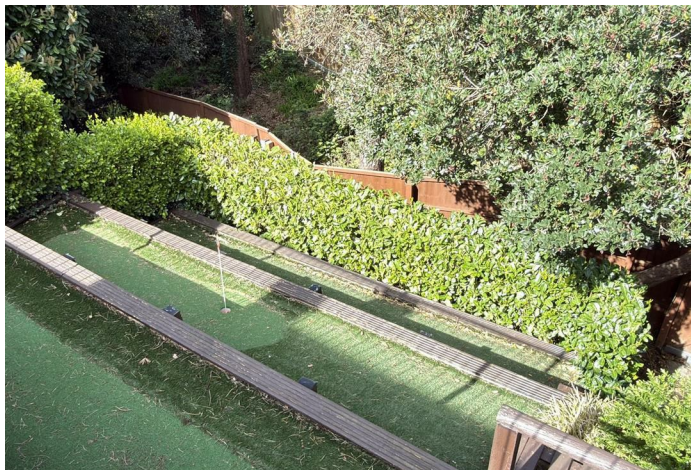
## *Property Comprises*

Located on a discreet section of Crichel Mount Road on the highly regarded Evening Hill, Mistral is a contemporary detached residence designed with a clear emphasis on space, light and privacy.

The accommodation is arranged across a split-level layout, creating a natural sense of flow between the principal living areas while enhancing both volume and natural light throughout. This design approach not only adds architectural interest but also allows each space to feel connected yet distinct, ideal for modern living.

There are four generous double bedrooms, each with its own en suite, providing a well-balanced and highly practical arrangement for both family life and visiting guests. The principal suite is particularly impressive, benefiting







from direct access to a private balcony overlooking the garden and surrounding greenery, offering a calm and elevated outlook. At the heart of the home, the kitchen has been thoughtfully designed as both a functional workspace and a social hub. It features a substantial central island, integrated appliances and clean-lined cabinetry, all finished to a high standard. The space flows seamlessly into the main living and dining areas, creating an open-plan environment that works equally well for everyday living and entertaining on a larger scale.

The additional reception spaces provide flexibility, whether used as more formal sitting areas, a family room or relaxed lounge spaces, allowing the layout to adapt to different lifestyles. Externally, the garden has been carefully landscaped to create a series of defined yet connected areas. A raised deck provides an ideal setting for outdoor dining and entertaining, while the hot tub and private putting green add a more lifestyle-driven element to the space. The overall design ensures privacy while still feeling open and usable throughout the year.



Further benefits include a double garage, ample parking and well-considered storage, all contributing to the practicality of the home. Evening Hill remains one of Poole's most sought-after locations, positioned between Lilliput and Sandbanks. The property is within easy reach of Poole Harbour, award-winning beaches and a selection of well-regarded restaurants, marinas and local amenities, making it an ideal setting for both permanent living and a coastal retreat.



FIRST FLOOR



GROUND FLOOR

Total Area: 318.4 m<sup>2</sup> ... 3427 ft<sup>2</sup>  
All measurements are approximate and for helping purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

