

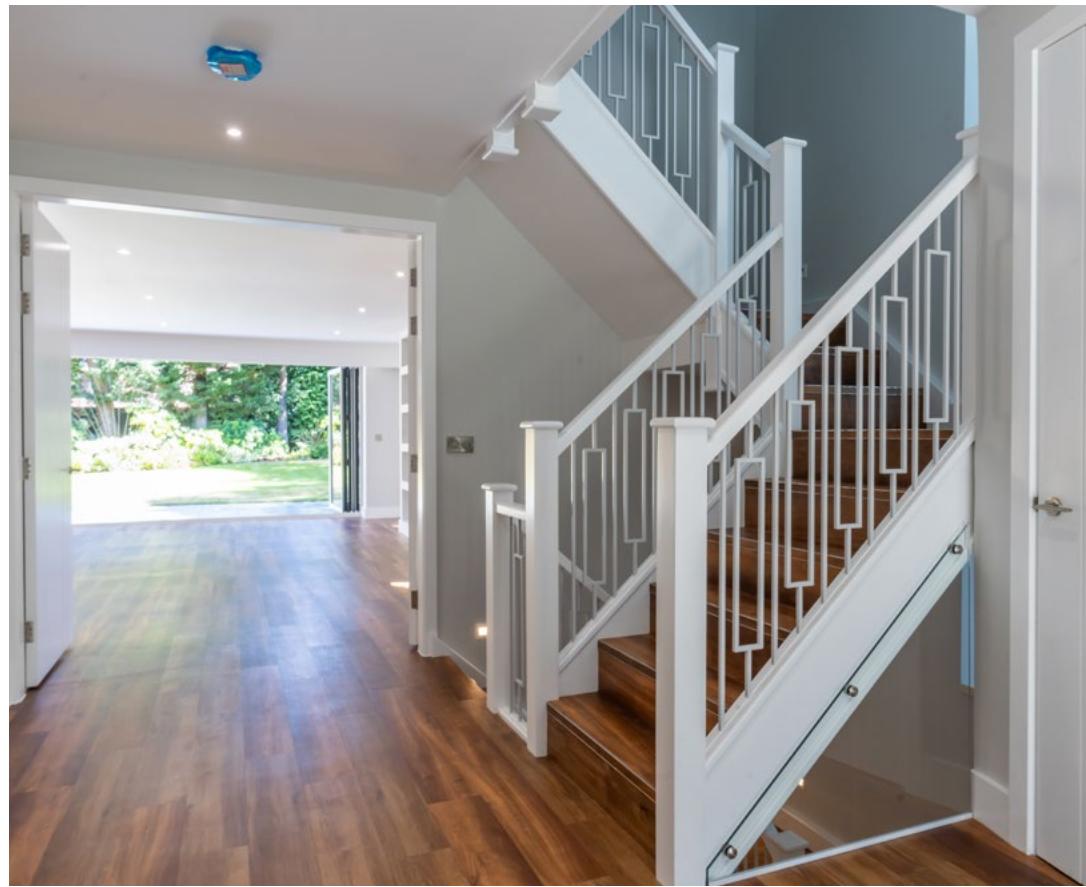
Luxury+Prestige

MOONBEAM

15A CRICHEL MOUNT ROAD, EVENING HILL, POOLE, BH14 8LT



















Floorplan

**Moonbeam, 15A Cricichel Mount Road
Evening Hill, Poole, BH14 8LT**

GROSS INTERNAL AREA

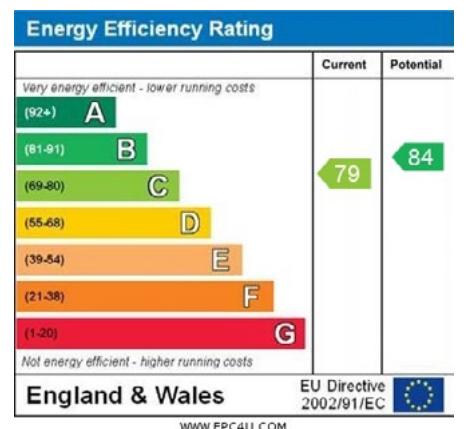
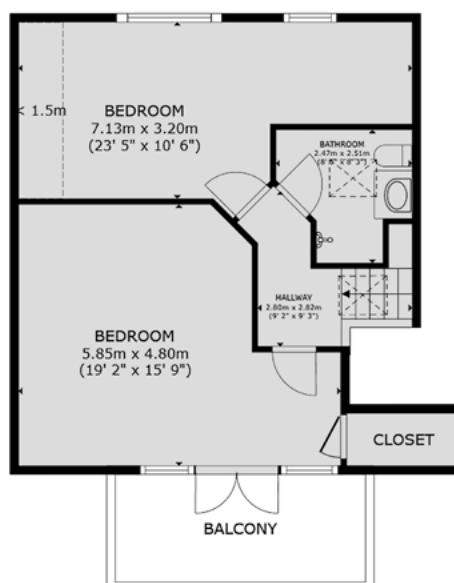
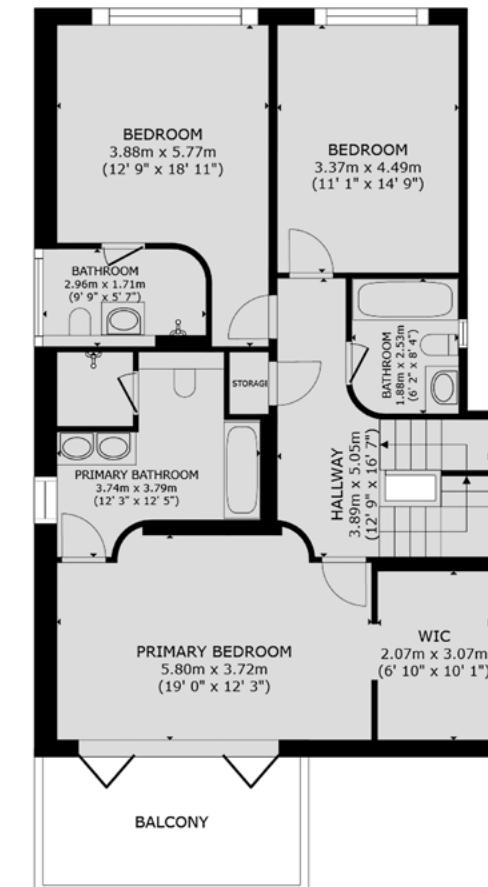
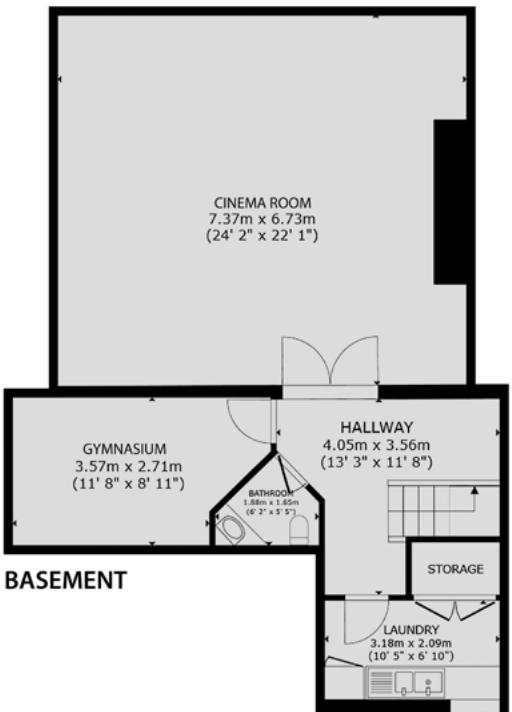
House:

Basement: 907 sq. ft / 84 m²
Ground Floor: 945 sq. ft / 88 m²
First Floor: 1,056 sq. ft / 98 m²
Second Floor: 576 sq. ft / 54 m²
Total: 3,484 sq. ft / 324 m²

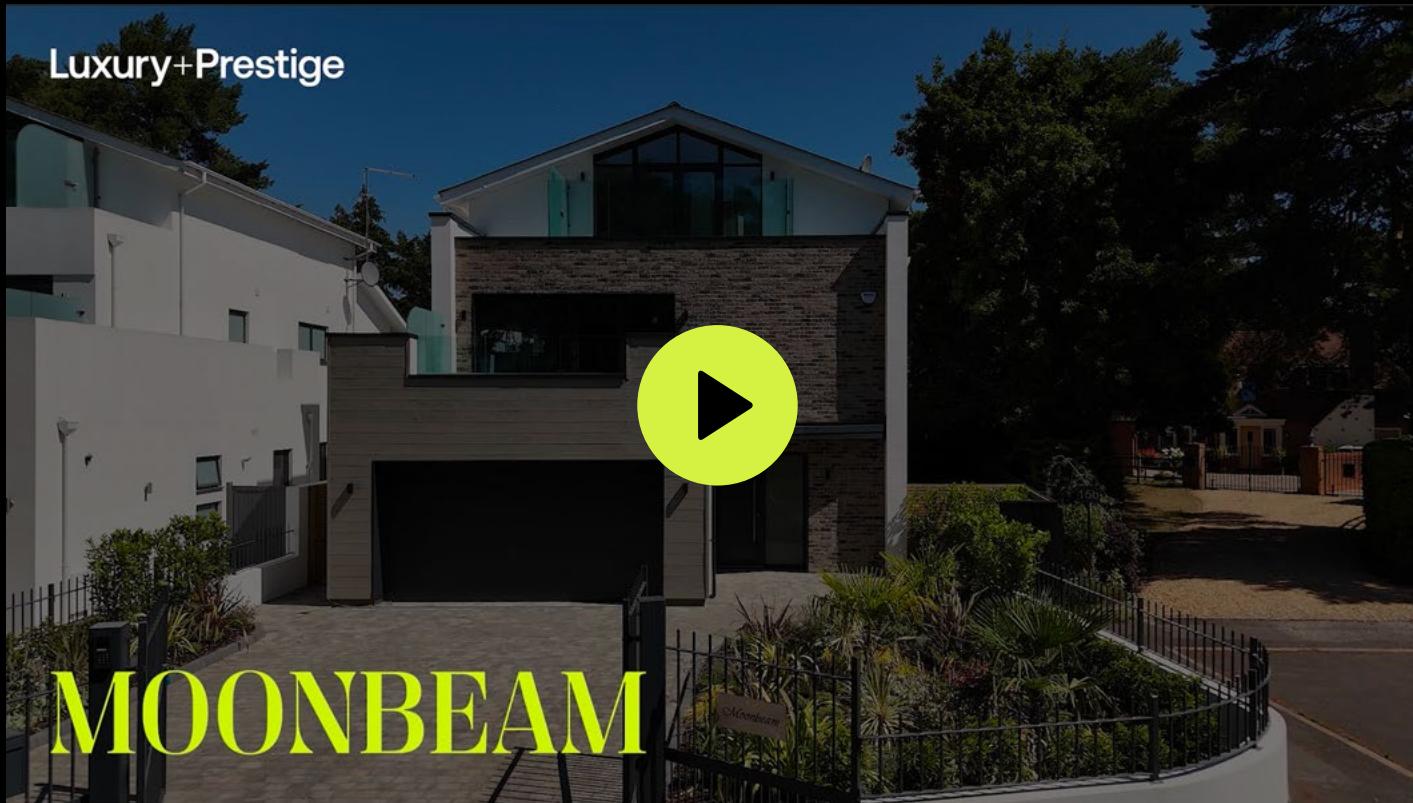
Garage: 307 sq. ft / 29 m²

Overall Total: 3,791 sq. ft / 353 m²

Sizes and dimensions are approximate, actual may vary.



TAKE A STEP INSIDE



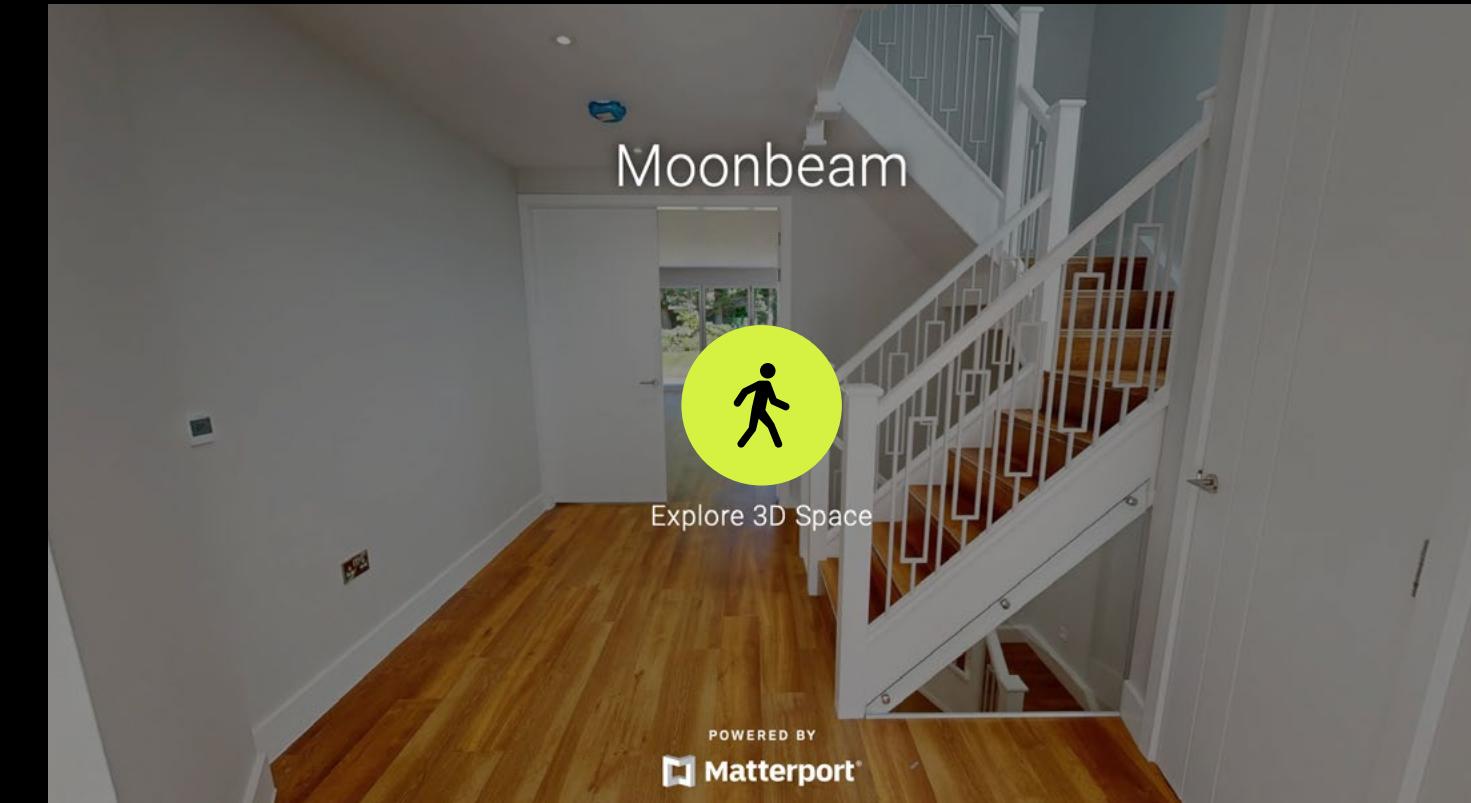
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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™**

Summary

Moonbeam is a stunning contemporary home situated on one of the areas most exclusive roads, just a short stroll from the world-renowned Poole Harbour.

Having undergone an extensive and meticulous refurbishment, this exceptional property combines luxury and modern design. It extends to 3,781 square feet spread over four storeys. The ground floor features an integral double garage, a stylish cloakroom and a spacious open-plan kitchen, living, and dining area. Flooded with natural light, this area offers a seamless connection to the beautifully landscaped garden through bi-fold doors, ideal for both everyday living and entertaining. The lower ground floor has been thoughtfully designed for recreation and relaxation, with a dedicated cinema/games room, a gym, and a practical utility room, ensuring every need is catered to. On the first floor, the principal suite offers a private retreat, complete with access to a balcony, a luxurious walk-in dressing room, and a beautifully appointed en-suite bathroom. Two additional double bedrooms are also located on this level, as well as two modern bathrooms. The second floor boasts two more generous double bedrooms, each finished to the highest standards, along with a well-designed bathroom. A gated driveway provides secure access to a block-paved parking area, offering space for multiple vehicles. The rear garden is a true highlight, offering a peaceful oasis with beautifully landscaped grounds and a charming summer house, perfect for outdoor dining or relaxation.

Details

Guide Price:	£2,195,000
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.
Stamp Duty:	Main Home £177,150** Additional Home £286,900** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band H 2025/2026 £4,509.88pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Striking contemporary home**
- + **Five spacious double bedrooms**
- + **Four beautifully appointed bathrooms**
- + **Luxurious open plan living space**
- + **Cinema and gym on lower ground level**
- + **Landscaped low maintenance rear garden**
- + **Gated driveway with double garage**
- + **Sought after cul-de-sac location**
- + **Extensively refurbished throughout**
- + **No forward chain**

Our team



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