



Shore Cottage

Alington Road, Evening Hill, Poole, Dorset, BH14 8LZ



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



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****PRIME CHARACTER WATERSIDE PROPERTY**** This 4700sqft family home with BREATHTAKING VIEWS OF POOLE HARBOUR has been extended and modernised sympathetically to the highest specification and situated in one of the areas PREMIER ROADS.

- CHARACTER HOME
- STUNNING VIEWS
- DOUBLE GARAGE
- FOUR RECEPTION ROOMS
- FINISHED TO HIGH SPECIFICATION
- SOUTH WEST FACING GARDEN



Local Authority , Tax Band H, Tenure: Freehold



Evening Hill

The property is located in Alington 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 and the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers probably 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

This unique character residence spans an impressive 4700sq ft (approximately) of palatial accommodation, within a quiet road and just moments from Poole Harbour. The property boasts elegance and grandeur from the moment you arrive and is situated in arguably one of the areas premier positions occupying a beautiful level plot, enjoying views across a tranquil stretch of water, taking in Brownsea Island and the Purbecks beyond.







This magnificent property has recently been extensively remodelled and modernised throughout to the highest of standards, creating a stunning waterside home arranged over two floors plus basement. The generous and well appointed accommodation on the ground floor comprises of four reception rooms to include an impressive 35ft kitchen/dining/family room with direct access through sliding doors on to the south west facing garden, study, lounge, imposing galleried entrance hall, boot room, shower room and two wc's. Access to the basement is via stairs from the lounge this area would make an excellent home cinema or hobbies room.

On the first floor there are four double bedrooms each with their own ensuite bathrooms. The master suite is a particular feature of this home with its vaulted ceilings, luxury ensuite, dressing area and large balcony that takes in the 180 degree harbour views of which are simply superb.

Externally the property offers off road parking for several vehicles and integral double garage. The rear garden is private, level and sunny and has excellent areas for entertaining and enjoying the views making it ideal modern family life, there is also private gate leading on to Evening Hill, a useful shortcut for anyone headed to the beach at Shore Road, or straight into the waters of the harbour.



Approximate Area = 431.8 sq m / 4648 sq ft
 (Including Basement / Garage / Excluding Void)
 Including Limited Use Area (5.2 sq m / 56 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

