



£2,250,000

Treetop House 7 Bingham Avenue, Evening Hill, Poole, Dorset, BH14 8ND



# Treetop House

7 Bingham Avenue, Evening Hill, Poole, Dorset, BH14 8ND

A unique opportunity to acquire one of the areas ONLY HUF HAUS PROPERTIES. This home has been meticulously designed to encapsulate light and space within the whole property. The accommodation expands to circa 3600sqft, boasting an open plan living and four double bedrooms.

- HUF HAUS DESIGNED PROPERTY
- STUNNING OUTLOOK FROM EVERY WINDOW
- PRIVATE, SECLUDED AND SET ON A LARGE PLOT
- FOUR DOUBLE BEDROOMS
- DOUBLE CARPORT AND LARGE DRIVEWAY
- UNIQUE OPPORTUNITY
- GALLERIED LANDING & VAULTED CEILINGS
- UNDERFLOOR HEATING THROUGHOUT

Local Authority bcp, Tax Band G, Tenure: Freehold



## *Evening Hill*

The property is located in Bingham Avenue, 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*

The aptly named 'Treetop House' boasts idyllic views of the surrounding treeline and landscaping below. Set on a spacious plot







approaching 0.6 of an acre, this is a unique opportunity buy one of the areas few 'HUF HAUS' designed properties.

Upon entering the property you are greeted by a long, private driveway set behind double electric gates leading to the car port offering ample parking. As you enter the property, you walk into a lobby area for coats and shoes which is separated from the living space by double glass doors. The main living area is open plan and made up of a lounge, seating area, dining area which leads into the kitchen with fully fitted appliances. Also on the ground floor is a separate utility room, W/C and an office/bedroom four.

There is a main central staircase which leads up to the first floor which boasts three spacious bedrooms and a family bathroom. The main bedroom is a particular feature of this home with its own en suite and access to a balcony to take in the breath-taking views of the trees and landscaping within the plot.



Treetop House boasts many unique features such as: underfloor heating, air conditioning, built-in electric blinds, a galleried landing, balconies, tiered water gardens, a private studio, a double carport and a workshop.

Treetops House,  
 7 Bingham Avenue,  
 Poole, BH14 5ND  
 Total accommodation, outbuildings and carport  
 extending to approximately 3599 Sq Ft - 334 Sq M



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 firm's 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>			
(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	

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