

Luxury+Prestige

# DURLSTON HOUSE

4A BINGHAM AVENUE, EVENING HILL, POOLE, BH14 8NE



































# TAKE A STEP INSIDE



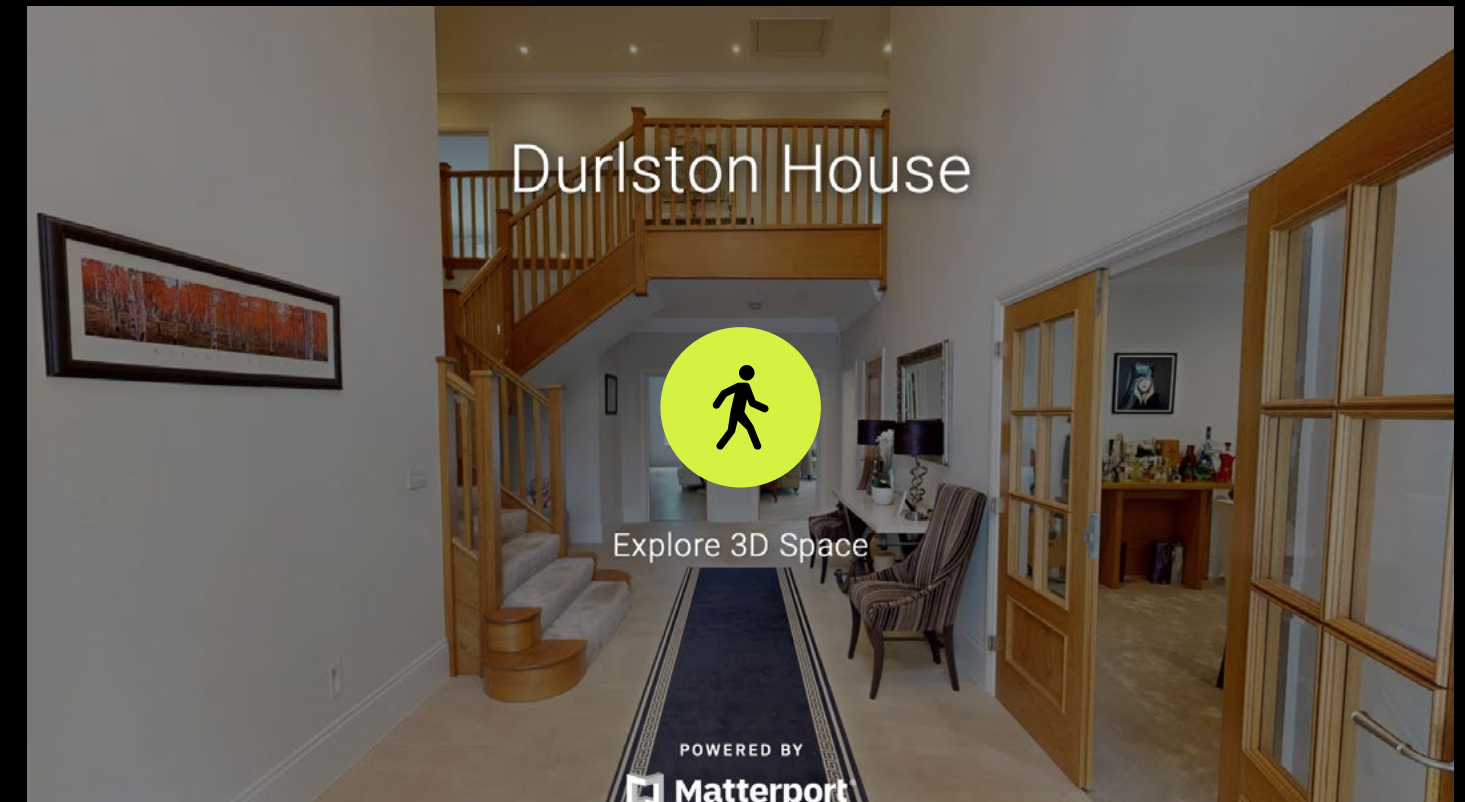
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Durlston House, 4A Bingham Avenue  
Evening Hill, Poole, BH13 6ED

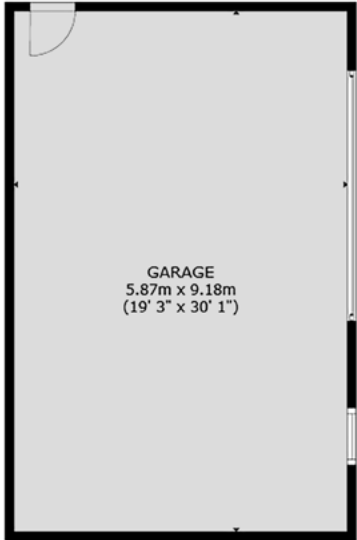
GROSS INTERNAL AREA

House:  
Ground Floor: 2,208 sq. ft / 205 m<sup>2</sup>  
First Floor: 1,813 sq. ft / 168 m<sup>2</sup>  
Total: 4,021 sq. ft / 373 m<sup>2</sup>

Garage: 580 sq. ft / 44 m<sup>2</sup>

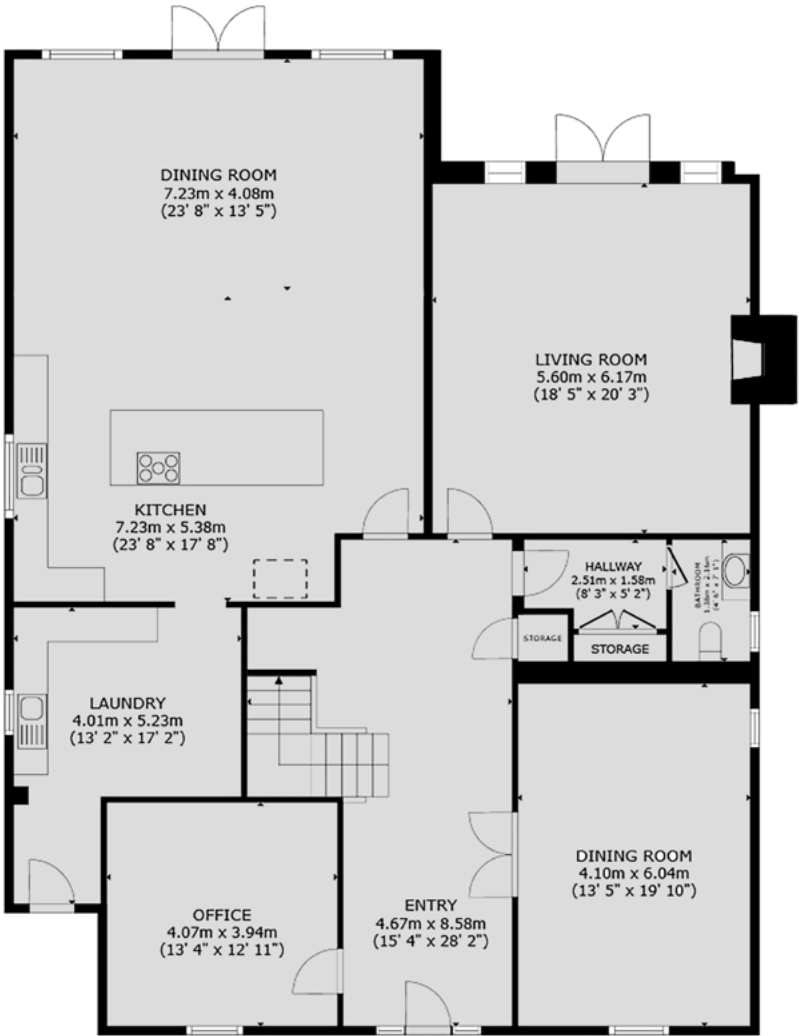
Overall Total: 4,601 sq. ft / 417 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.

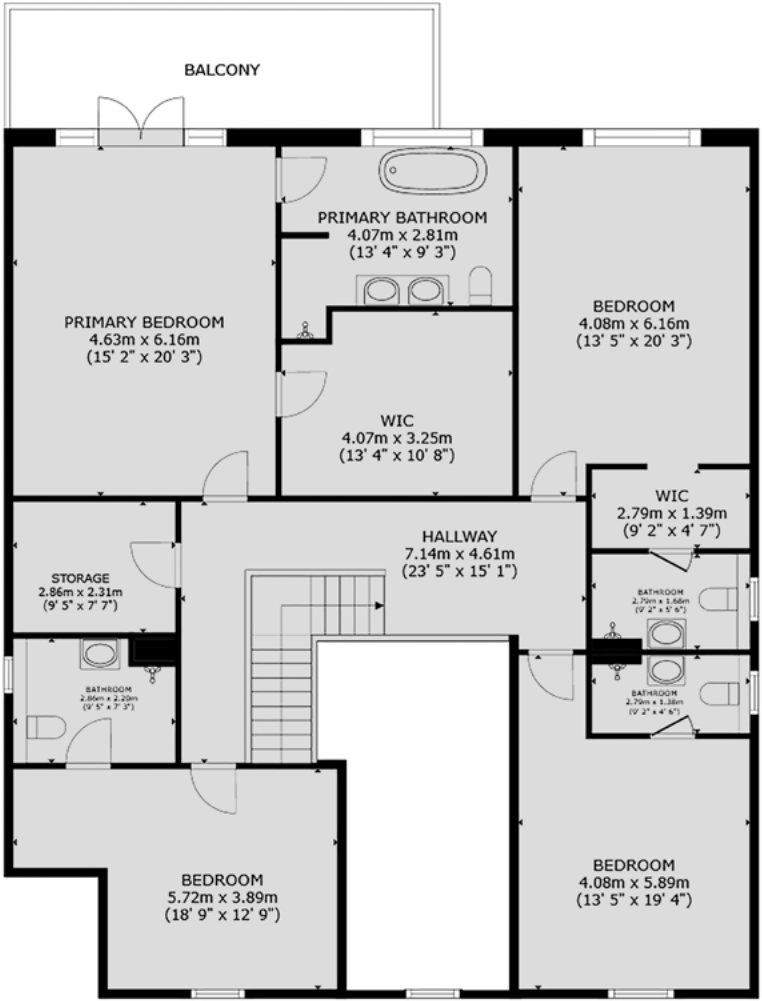


GARAGE\*

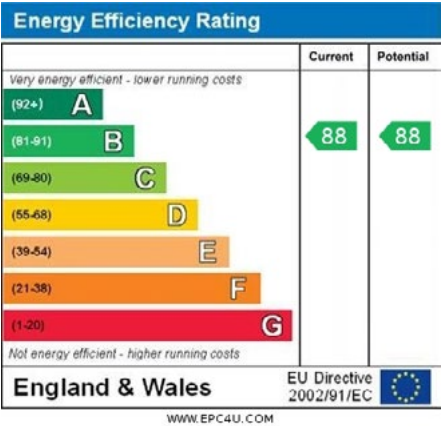
\*NOT SHOWN IN ACTUAL LOCATION  
OR ORIENTATION



GROUND FLOOR



FIRST FLOOR





# Summary

This is a rare find; a modern two storey home constructed approximately 7 years ago coupled with a wonderful family garden.

Bingham Avenue has become increasingly popular due to the fact that it offers the benefits of large houses sitting in spacious plots, yet it remains convenient for amenities at Lilliput as well as Poole Harbour, where Sandbanks beach lies just beyond. The total built from including the 9m detached garage is circa 4,600 square feet meaning the accommodation is more than generous. The layout includes an impressive open plan kitchen lifestyle room complete with a hand painted kitchen featuring stone tops and a centre island. A 'concealed' utility / pantry is a welcome surprise and the rest of the ground floor includes formal sitting, formal dining and a home office. The galleried reception hall imbues a sense of arrival and the current owners have added a largely glass garden room which connects the living to the private sun terrace, which is perfect for outside sitting and dining. Upstairs there are four generous double bedrooms, each with en suite facilities. The principal suite is exceptionally spacious with a walk in closet and a private sun balcony. The garden has been landscaped by the current owners and features a choice of terraces, a large lawn, a summer house and tucked away there's an underground shelter which has the potential to be used as a store although intending buyers should satisfy themselves as to its suitability. Finally the drive has generous space for guest parking and it is enclosed by remote control gates.

# Details

Guide Price:	£2,940,000		
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	£266,550**	
	Additional Home	£413,550**	
	** 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

- + **Approximately 7 years old**
- + **Attractive street scene**
- + **Generous plot**
- + **Great garden**
- + **Total 4,600 square feet**
- + **Arranged over just two storeys**
- + **Open plan kitchen lifestyle room**
- + **Four generous double bedrooms**
- + **9 metre detached garage**
- + **Owners suited**



# Our team



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