



LUXURY &
PRESTIGE

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

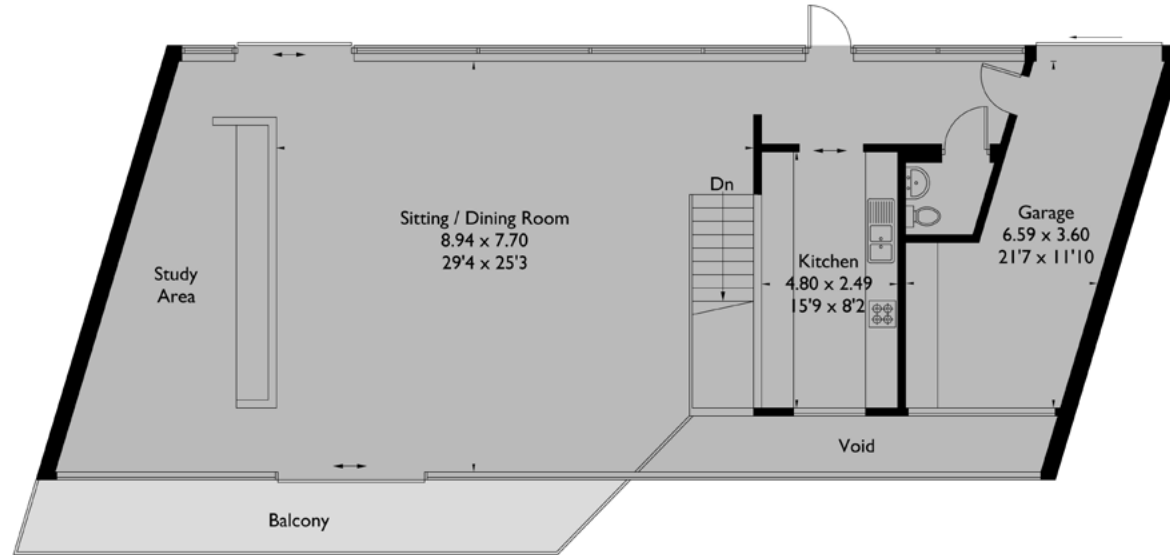




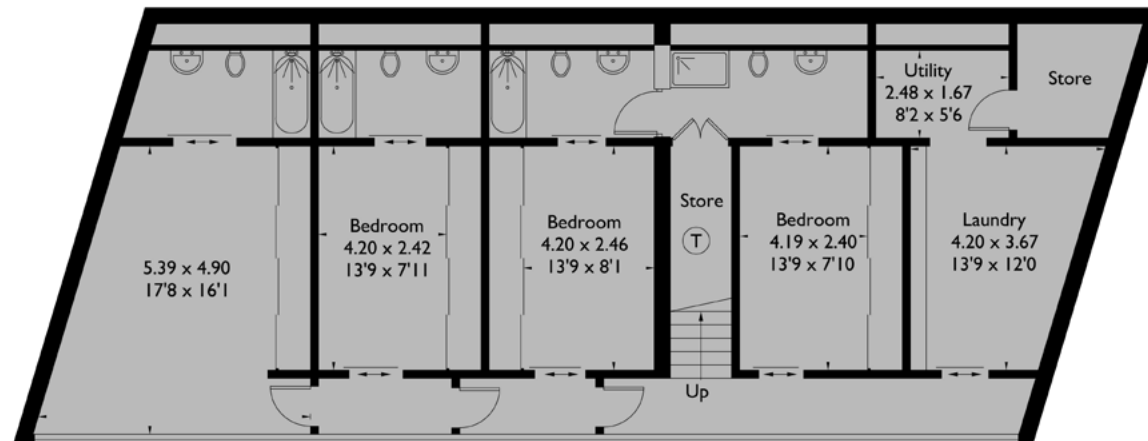


2 Alington Road, Poole, BH14 8LZ

Approximate Gross Internal Area = 285.6 sq m / 3074 sq ft
(Including Garage)



Upper Ground Floor



Lower Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 202427

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

WHAT YOU NEED TO KNOW

OUR THOUGHTS

A one-off contemporary home with an impeccable provenance having been designed by internationally acclaimed architect Richard Horden, for whom the property was constructed. It boasts a deceptively simple and elegant linear design with open plan accommodation extending to nearly 3,100 sq ft arranged over two levels. The ground floor benefits from breathtaking views of Poole Harbour and a unique aspect which simply must be seen to be fully appreciated. It is enclosed from Alington Road by a white wall with understated gates for vehicular and pedestrian access leading to a private courtyard and a glass-fronted integral garage. The house follows the contours of Evening Hill so it is largely hidden from public view although the grounds are surprisingly large and mainly laid to lawn. There are four bedrooms and four bathrooms which are at garden level of which the master suite is the largest. The guest suites are all similar and largely egalitarian in terms of size and outlook. The interior could benefit from some cosmetic upgrades but there will be few blank canvasses which are quite as exciting as this.

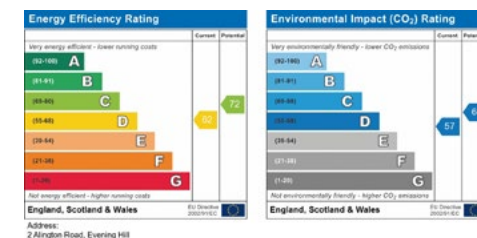
FEATURES & SPECIFICATION

- Unique provenance
- Superb contemporary home
- Stunning aspect and incredible views
- Approaching 3,100 square feet
- Beaches approximately 0.75 miles
- Salterns Marina 0.6 miles
- Private grounds
- Four bedrooms, all en suite
- Impressive open plan living

THE IMPORTANT FACTS

Guide Price:	OIEO £2,500,000	Lease Length:	N/A
Tenure:	Freehold	Maintenance:	N/A
Stamp Duty:	Main Home £213,750* Additional Home £288,750* (* based on guide price)	Council Tax:	Band H (2017/2018 £3,171.48)

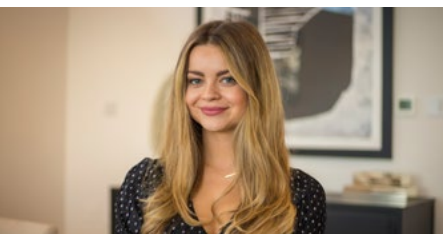
Energy Performance Certificate:



ANY QUESTIONS?



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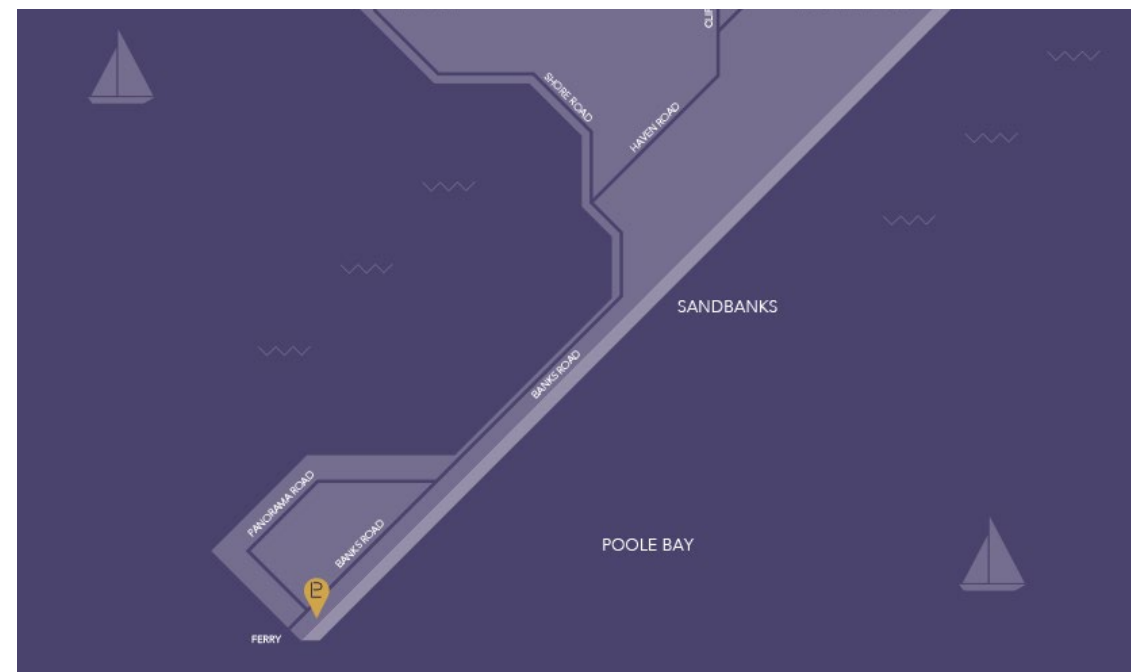
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

BY PHONE:

01202 007373

BY EMAIL:

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A short film introduction to this property can be found at: www.vimeo.com/255372963

Property Reference: 0152

IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.