

TO LET

Upper Reaches, Alington Close,
Evening Hill, Poole, Dorset BH14



PHILIPPA SOLE



£4,250 pcm

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Detached secluded house with 4 double bedrooms

Beautifully presented home

Large decked sun terrace with direct views of the harbour opposite

Secluded south-west facing lawned garden ideal for summer sundowners

Privately tucked away at the end of a no through road

Evening Hill is a premier residential area of Poole

Available for long-term let from June 2024

Band G: £2911.63

About this property

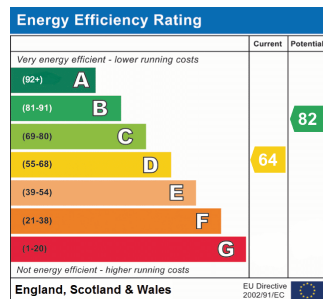
A long driveway, flanked by mature shrubs, offers plenty of privacy and a sense of arrival as you approach the property. There is off-road parking for several cars along with a double garage, which you can use for cars or is also ideal to store water sports equipment to maximise enjoyment of this amazing stretch of the south coast.

Upon entering the property, you are greeted with a generous entrance hall with access to a ground floor cloakroom. Three double bedrooms and a family bathroom are on this floor with direct access out to the south-west facing level private garden. The garden is laid to lawn, fringed by bushes offering plenty of privacy. A staircase leads up from the ground level to the main living floor where you'll find the kitchen, which is beautifully appointed with a range of integral appliances, and the dining room. There is an impressive living room, from where you can step out onto the piece-de-resistance of the house, the large decked terrace area. The spacious terrace has a number of seating options from which to take in the superb views across the waters of Poole Harbour towards Brownsea Island, Sandbanks Peninsula and the Isle of Purbeck beyond. Conveniently, a set of steps lead down from the terrace, connecting the garden with the main socialising area. If you're looking for a rental property in a fabulous location in which to enjoy the area's best offerings, this one really should be considered.

Location

Located in a quiet and secluded position at Evening Hill, a locally known hidden gem of an area at the beginning of the internationally acclaimed, Sandbanks Peninsula. Poole boasts the largest natural harbour in Europe, and the beginning of miles and miles of golden sandy beaches and sheltered waters. Sandbanks Beach itself is just a short walk away along the harbour's edge. The open sea offers some of the best sailing and coastline right on your doorstep. The Sandbanks chain ferry crosses the short stretch of water across to the stunning Purbeck countryside, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline. There are a number of places in which to dine on Sandbanks, as well as Canford Cliffs Village and Lilliput, which are within easy reach. Sandbanks is also home to the Royal Motor Yacht Club, Sandbanks Yacht Club and for golfing enthusiasts there is well regarded Parkstone Golf Course nearby. The local train station at Parkstone provides a direct line to London Waterloo in approximately 2 hours.





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