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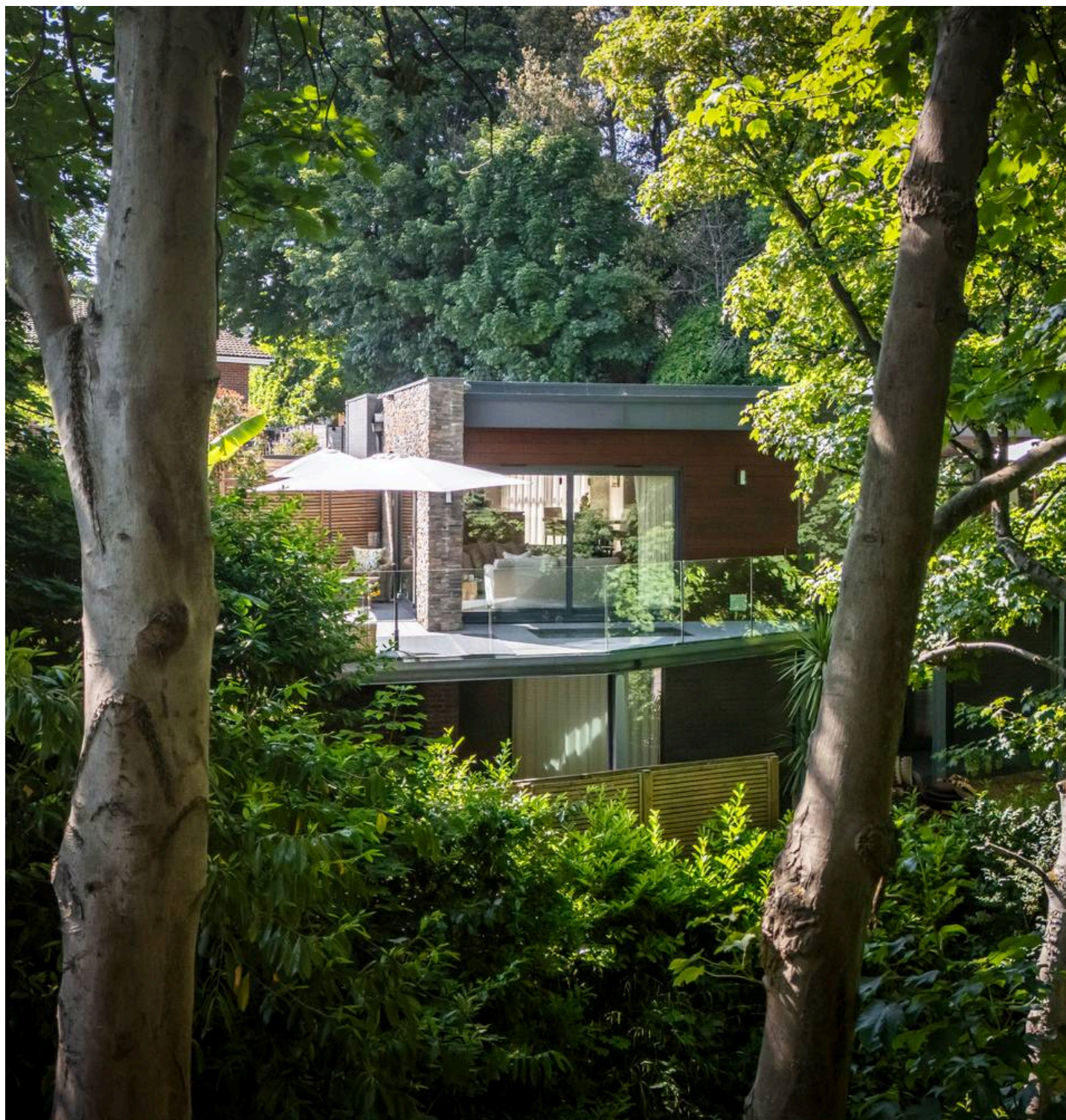
Verte, 53 Alumhurst Road, Alum Chine, Bournemouth - BH4 8EW

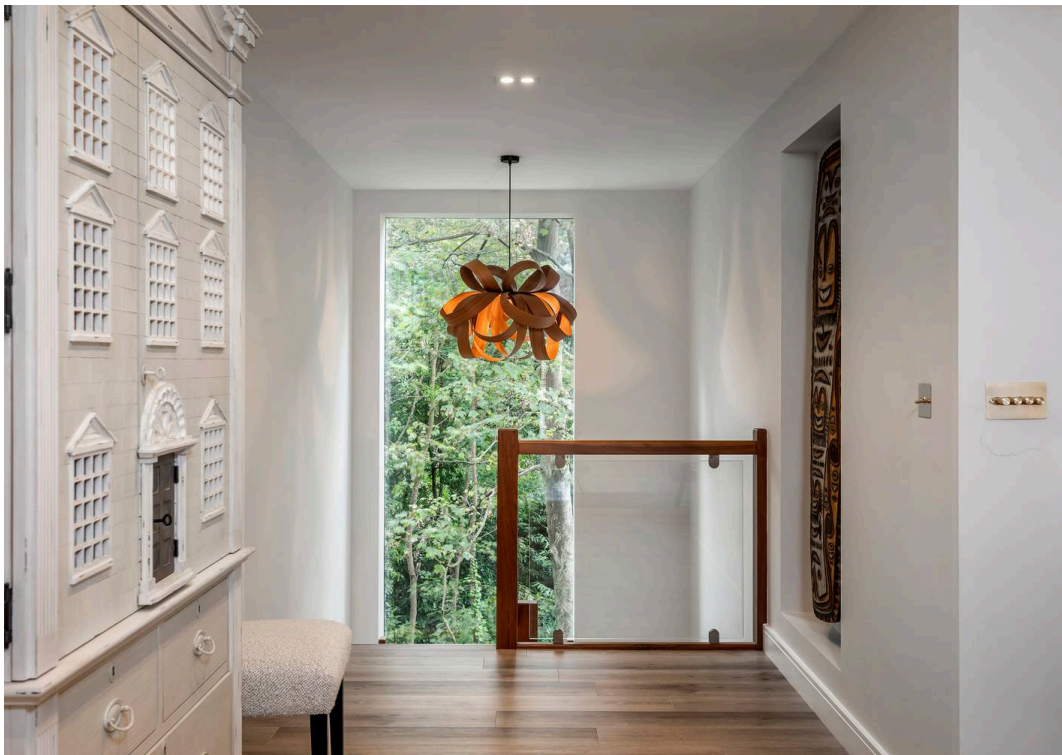
For Sale £1,295,000

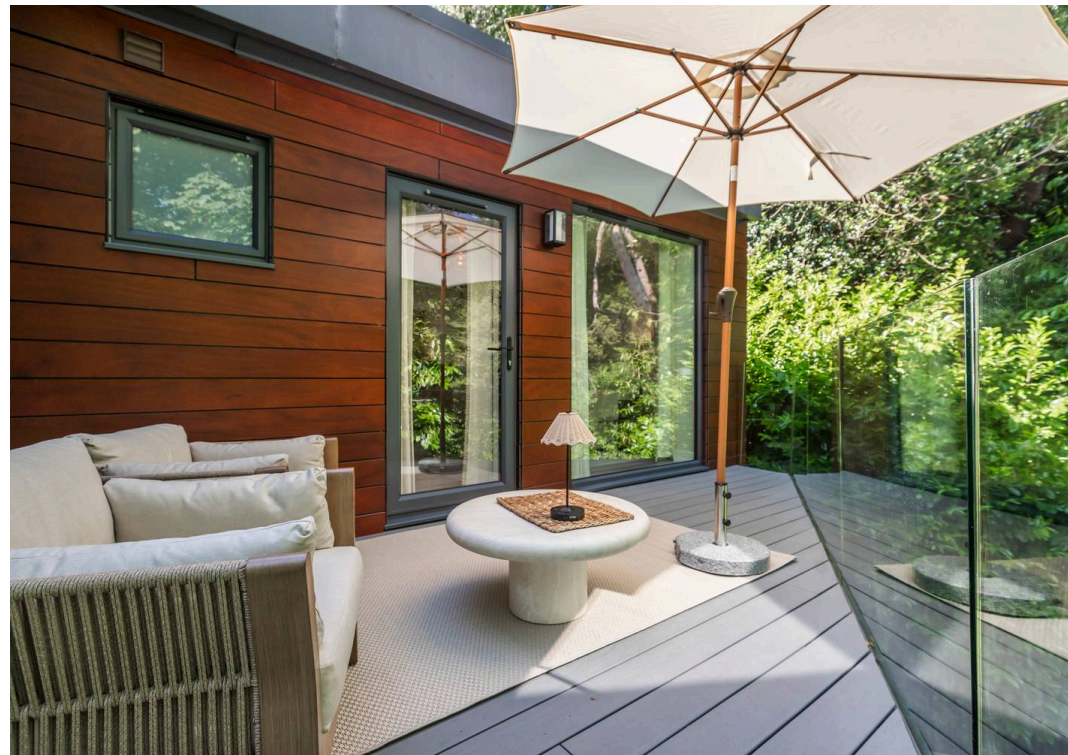
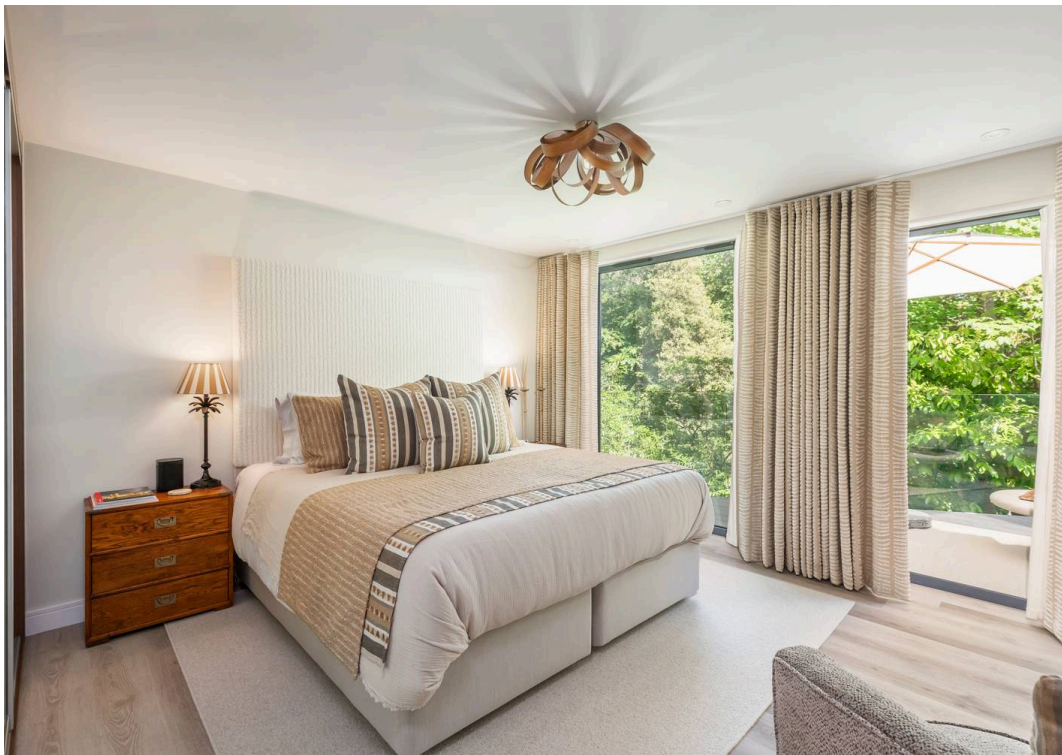
## Verte - Alum Chine

Every detail has been considered in this exquisite build. Stone, slate, timber and glass combine to create a home that exudes contemporary calm. The elevated rear terraces project into the greenery, giving the sensation of a modern treehouse suspended within the landscape. It is a property that reveals itself gradually, and one that is difficult to fully appreciate without stepping inside.

- An organic architectural gem overlooking the green vista of Alum Chine
- Total area: 2,673 sq.ft inc. garage & outside areas
- Internal floor area: 1,844 sq.ft
- Elevated terraces creating a treehouse style setting
- South-facing dining / entertaining terrace with additional space for hot-tub
- Open plan kitchen, dining and living space with split level design
- Hand crafted chef's kitchen with Gaggenau and Fisher & Paykel appliances incl. Sous Vide vacuum drawer
- Four bedroom detached contemporary house with three bath / shower rooms
- Principal suite with walk in dressing room and luxury ensuite bathroom
- Luxury finishes & furnishings sourced from around the world
- Gated driveway with parking, vehicle turntable & double garage
- Low maintenance architectural planting
- Approx. 0.6 miles to Alum Chine Beach via wooded footpath
- Council Tax Band F £3,466.65
- Air Source Heat Pump - EPC Rating C
- Freehold







## ABOUT THIS PROPERTY:

It's not often you come across true architectural gems like this four bedroom detached house, where every angle has been designed to touch the human senses. From feature glass that perfectly frames the outlook, to luxury finishes sourced from around the world, this really is a property that delivers something super special.

The entrance immediately establishes the tone, where a cast iron feature handle opens to reveal a dramatic double height picture window framing the treetops beyond. The kitchen, dining and living spaces are arranged across split levels, creating openness and flow while retaining subtle definition between areas. Large expanses of glazing draw natural light deep into the interior and maintain a constant connection to the surrounding woodland.

Designed equally for entertaining and daily living, the kitchen centres around sculptural Silestone surfaces, tailored cabinetry and a carefully specified suite of appliances including Gaggenau refrigeration, a sous vide vacuum drawer, Quooker tap and Fisher & Paykel chiller drawer. The living area opens directly onto a large terrace, where glass balustrades soften the boundary between architecture and landscape. Multiple seating and dining areas are positioned to follow sunlight throughout the day.

Two bedrooms with ensuite bath and shower facilities are arranged across the entrance level. The principal guest suite has a relaxed boutique hotel vibe, complete with its own private terrace and seating area. The primary bedroom suite occupies the lower ground floor, where it feels particularly secluded and includes a walk in dressing room, luxury Villeroy & Boch ensuite bathroom and large picture windows overlooking the greenery. The fourth bedroom is currently arranged as a home office and opens directly onto the sheltered lower terrace with fire pit seating.

Heating is generated via an air source pump, while integrated technology controls CCTV, surround sound and Buster & Punch ambient lighting throughout the house.



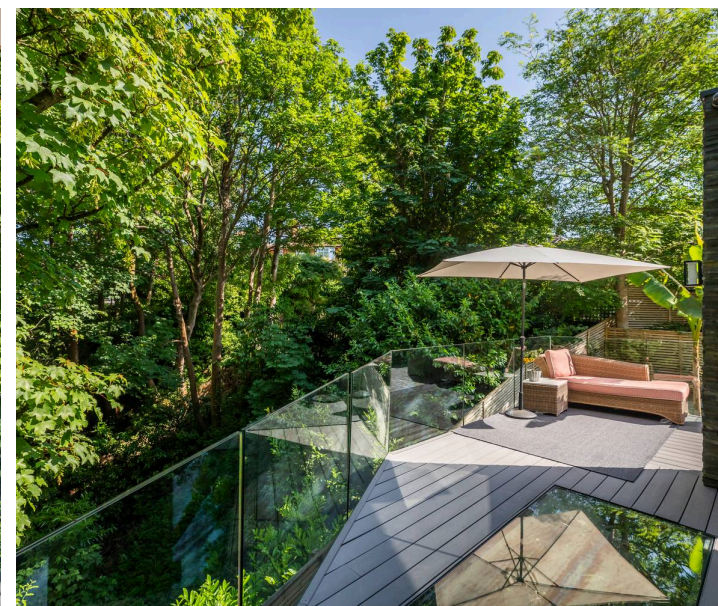
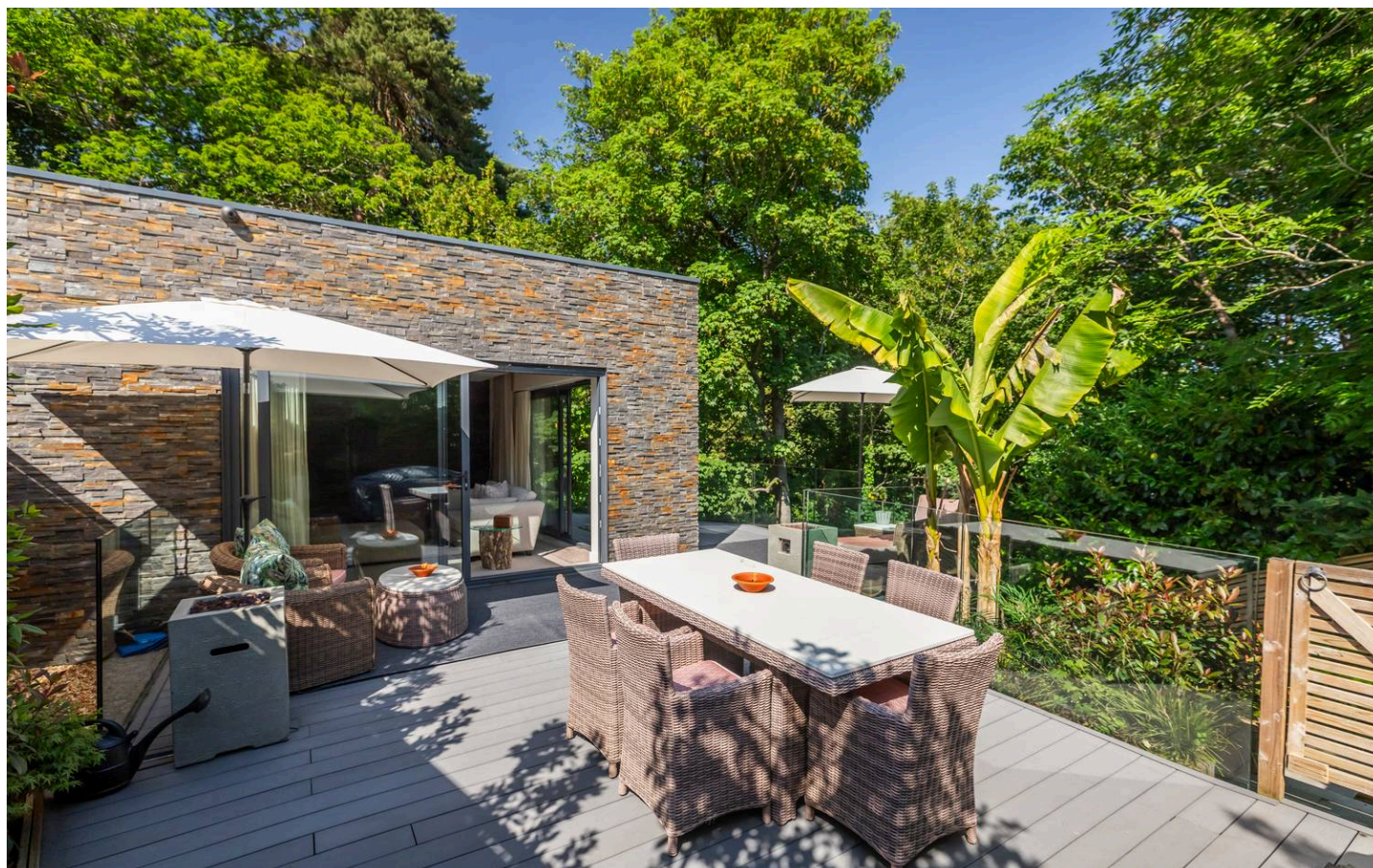
## OUTSIDE:

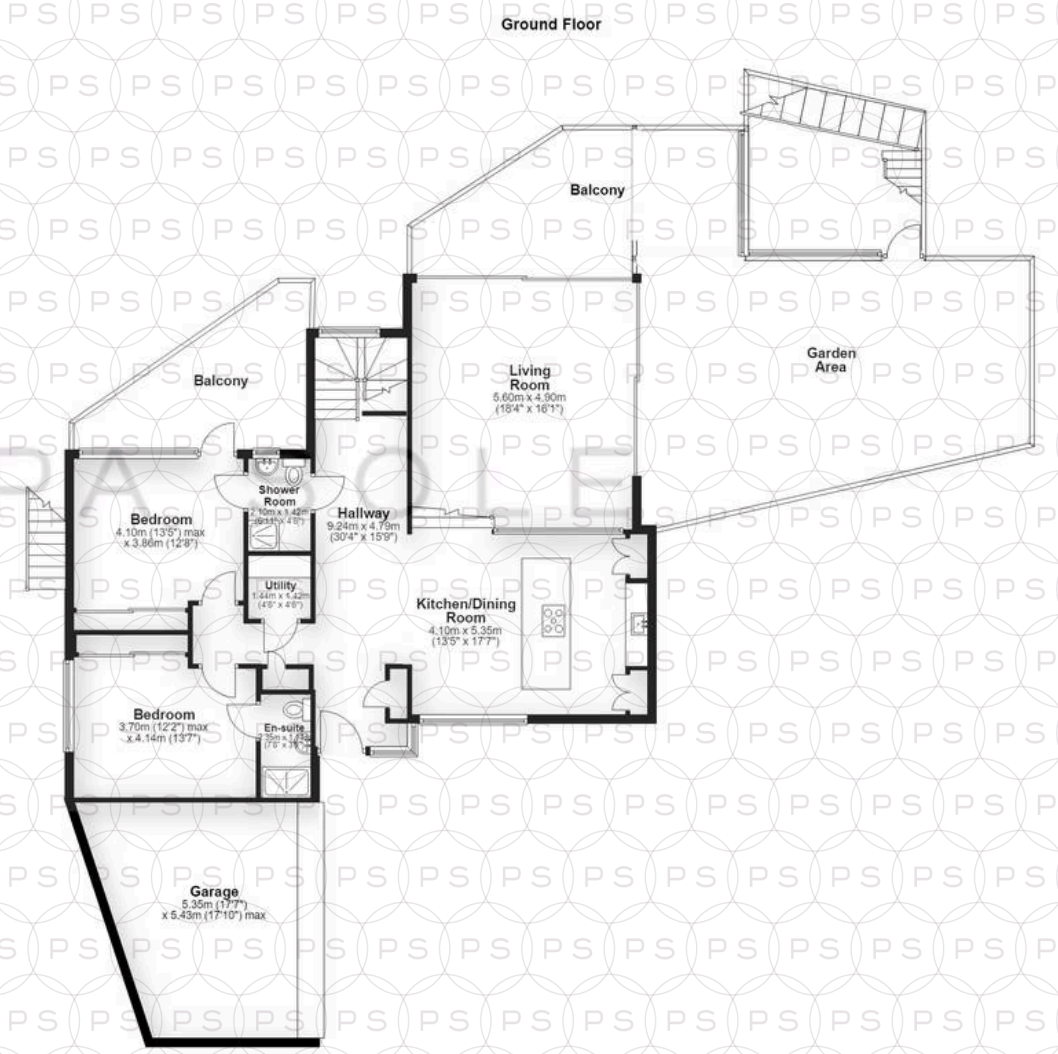
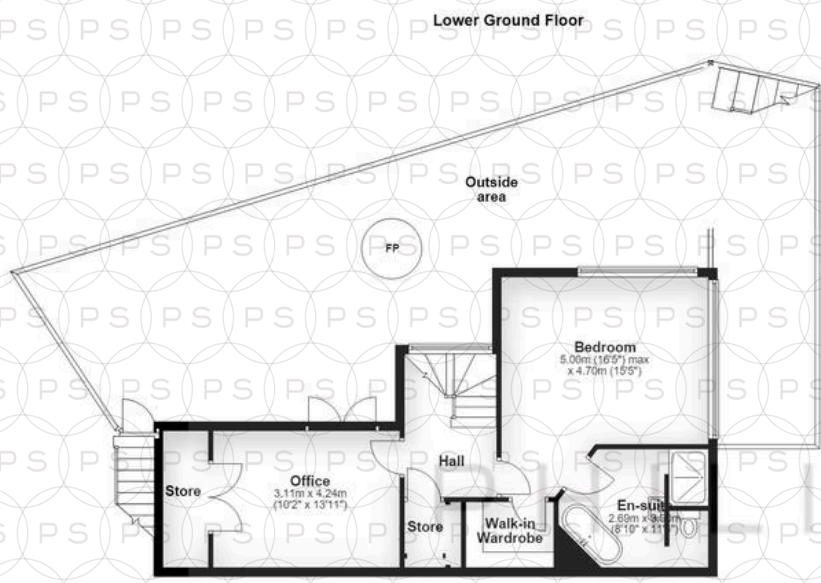
Concealed behind custom welded electric gates and surrounded by layered planting, Verte sits discreetly on the edge of the wooded gorge of Alum Chine, where the changing canopy becomes part of daily life. From the principal rooms and terraces, the experience is less about overlooking a garden and more about living within the trees themselves. There is nearly 600 sq.ft of outside living zones area to choose from, including composite terraces that wrap around the rear elevation, connected by landscaped pathways and architectural planting, and a sheltered fire pit seating area creates a more intimate atmosphere below. The gated front driveway incorporates a vehicle turntable, parking and a 258 sq.ft integral double garage.

## LOCATION:

Positioned between Westbourne and Alum Chine, Verte is exceptionally well placed for both coastline and everyday amenities. A footpath leads down through Alum Chine, passing 'Robert Louis Stevenson's' Suspension Bridge spanning the gorge, to the golden sandy beach in approx. 0.6 miles. Westbourne provides a strong mix of independent cafés, restaurants, boutiques and practical amenities. Poole Harbour's marinas and yacht clubs are easily reached, together with Parkstone Golf Club and the wider coastal lifestyle associated with the area. Mainline rail connections from Branksome offer direct services to London Waterloo in approx. two hours.

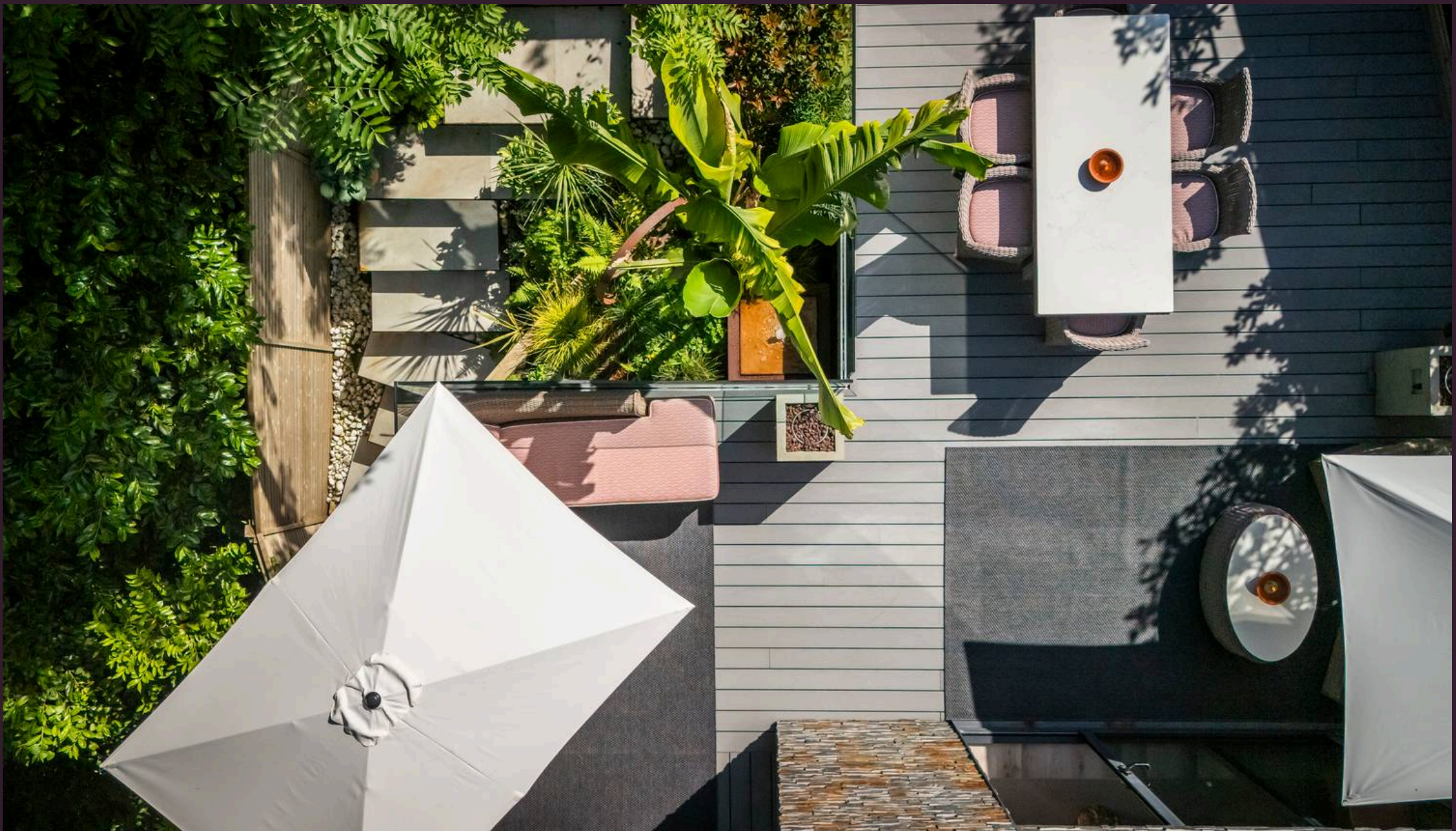
No forward chain. Certain items are available to purchase subject to negotiation.





Main area: Approx. 171.3 sq. metres (1844.2 sq. feet)  
 - Plus garages: approx. 24.0 sq. metres (257.9 sq. feet)  
 - Plus balconies: approx. 19.3 sq. metres (207.7 sq. feet)  
 - Plus garden area: approx. 14.4 sq. metres (154.9 sq. feet)  
 - Plus outside area: approx. 19.4 sq. metres (208.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556069). Plan produced using Planip.



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