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Moonbeam, 15A Crichel Mount Road, Evening Hill, Poole - BH14 8LT
For Sale £2,000,000

PS



Moonbeam

Crichel Mount Road

Moonbeam is a striking five bedroom contemporary residence, combining generous principal living accommodation with a dedicated lower ground entertaining level, landscaped gardens and a separate garden office.

“Moonbeam represents excellent value for a home of this scale and Evening Hill location. It would suit a buyer who is looking for space for family to stay at Christmas or over the summer, whilst having a fairly low maintenance easy lifestyle. The ground and first floors provide all the principal accommodation needed for day-to-day living, allowing the house to work extremely well for a couple, while the lower ground entertaining level and top floor bedrooms give teenagers and guests their own space. Throw in its exceptional location so close to Poole Harbour and Sandbanks, it is a house designed for living rather than maintaining.”

- Highly sought after Evening Hill cul-de-sac
- Less than 500m to the shores of Poole Harbour
- Dedicated cinema and games room with bar
- Level landscaped private rear garden
- Kitchen, dining and living space opening onto garden
- Electric gated driveway & integral double garage
- Four beautifully appointed bathrooms
- South facing balcony from the top floor bedroom suite
- Five spacious double bedrooms (four ensuite)
- Detached garden office
- Planning permission for a side extension
- Separate gym and utility room
- Approx 3792 sq.ft (352.3 sq.m)
- EPC rating C
- Council Tax Band H - £4,799.98



ABOUT THIS PROPERTY:

The principal accommodation is arranged across the ground and first floors, allowing the home to function much like a conventional two storey house. A welcoming entrance with premium wooden flooring leads into the open plan kitchen, dining and living room forming the main social space, with bi-fold doors drawing in natural light across the room and opening directly onto the level rear garden. Its proportions work equally well for quiet daily living or larger family occasions.

The lower ground floor has a cinema and games room incorporating a bar, together with a gym and utility room. This creates a separate entertaining level for teenagers, family and guests without interrupting the main living spaces.

The first floor is centred around an impressive principal bedroom suite with private balcony, walk in dressing room and ensuite bathroom, alongside two further double bedrooms, both ensuite. The top floor provides two additional double bedrooms and a further bathroom for guests.

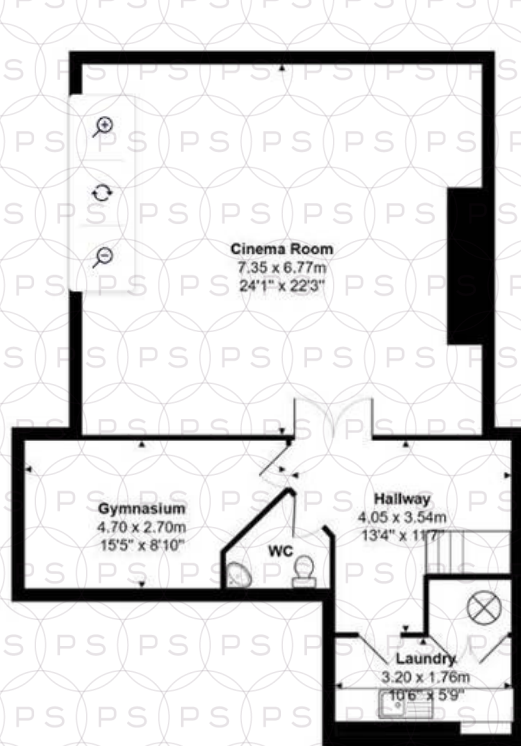
OUTSIDE:

The landscaped rear garden is level and offers plenty of privacy from the trees. It is designed for enjoyment, with space for outdoor dining and relaxation. A separate garden office offers valuable working space away from the main house. Planning permission has also been granted for a side extension, creating the opportunity to add a further reception room. To the front, electric gates open onto a block paved driveway with parking for several vehicles and access to the integral double garage.

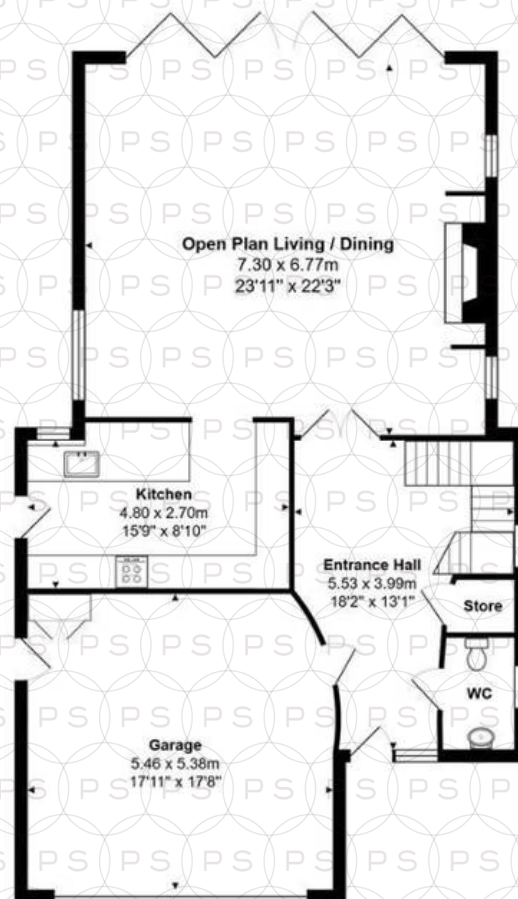
LOCATION:

Moonbeam occupies a peaceful cul-de-sac, yet Poole Harbour is only a few hundred metres away for paddleboarding, sailing and waterside walks. Sandbanks beaches are a few hundred metres further on, while a nearby footpath leads towards Lilliput village, its shops, restaurants and amenities. The setting combines privacy with direct access to the area's most valued coastal destinations offering the best of every world.

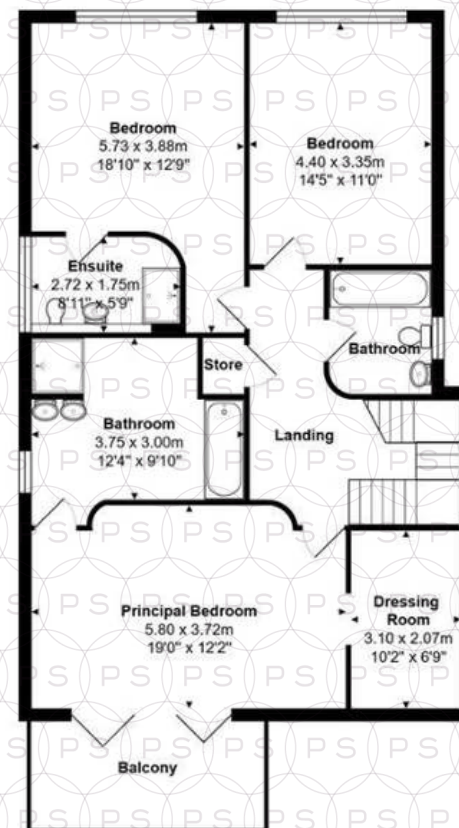




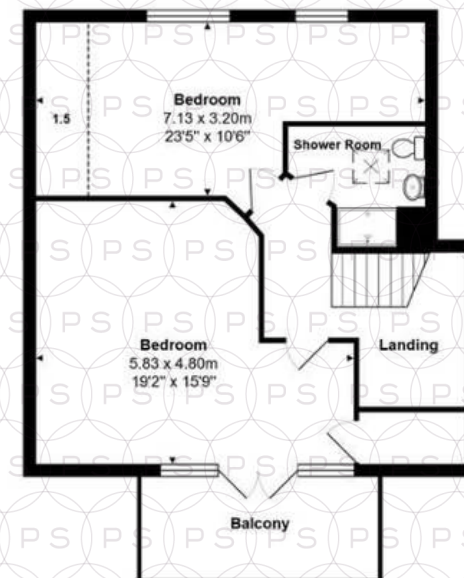
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 352.3 m² ... 3792 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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