



10
ALINGTON ROAD

EVENING HILL, POOLE, DORSET, BH14 8LZ



SIXTEEN ALINGTON ROAD

LET THE LIGHT IN.
LET THE COAST IN.
LET LIFE UNFOLD.

Every day begins with
beauty at your door.





ELEGANCE ABOVE THE SEA

A MASTERPIECE ON EVENING HILL

16 Alington Road is a one-of-a-kind coastal residence situated in one of Poole's most prestigious postcodes.

With sweeping views of Poole Harbour and Brownsea Island, a south-westerly garden that bathes in sunsets, and refined architecture that blends timeless elegance with modern design, this is coastal living at its very finest.

Welcome home.



DESIGN MEETS TRANQUILITY

A PLACE THAT STANDS APART

16 Alington Road is more than a house - it is a sanctuary by the sea.

Set behind electric gates, a sense of quiet grandeur envelops you from the moment you arrive. Step inside to discover a light-filled haven where expansive glazing frames the ever-changing seascape beyond. The home flows effortlessly from one exquisite space to the next - every room thoughtfully designed, every detail executed to perfection.

A majestic reception hall introduces the home's heart - a vast, open-plan kitchen, dining, and living space where harbour views and natural light steal the show. This space is made for entertaining and unwinding, blending effortless elegance with everyday practicality.

Beyond the main living space, discover a separate sitting room with a feature fireplace, a peaceful gym, and a luxurious ground-floor bedroom suite - perfect for multi-generational living or cherished guests.

Upstairs, the principal suite is a dream realised - complete with a dressing room, sumptuous ensuite, and balcony views to stop time itself.



LUXURY FLOWS THROUGHOUT

DESIGNED FOR A LIFE WELL LIVED

Across three storeys of exceptional living, every corner of this home has been crafted with purpose.

- Five luxurious bedrooms, four of which are en-suite
- Dedicated home office on the top floor – a private, inspiring space
- Games room, ideal for family fun or creative escape
- Pool house with sauna and garden access – a true year-round retreat
- Integral double garage with internal access

This is a home built for living, hosting, relaxing – and most of all, enjoying.



NATURE IN MOTION, DAILY

THE GREAT OUTDOORS, ON YOUR DOORSTEP

The soul of this home lies in its relationship with the outdoors. From every principal room, gaze out over the waters of Poole Harbour – where yachts sail by, kite surfers rise and fall with the wind, and golden evening light dances on the waves.

Step out to a wide, level garden that soaks up the sun from its south-westerly orientation. Whether you're relaxing poolside with a book, entertaining on the terrace at sunset, or warming up in the sauna after a winter swim, this is a home where the seasons are to be savoured.

From morning coffees to golden hour apéritifs – your garden is your new favourite room.



LIVE WHERE OTHERS HOLIDAY

A LIFESTYLE THAT ONLY THIS LOCATION OFFERS

Nestled between Sandbanks and Lilliput, Evening Hill is a discreetly prestigious enclave where sea air, wooded paths, and panoramic views are your everyday companions.

Less than 300m from the award-winning sandy beaches of Poole Bay, and with harbour access directly in front of the property, 16 Alington Road is perfectly positioned for those who treasure the water. Kayak, paddleboard, or sail – all from your doorstep.

Here, you're also moments from:

- Royal Motor Yacht Club & Sandbanks Yacht Company
- Parkstone Golf Club, Whitecliff & Branksome tennis clubs
- Luscombe Valley Nature Reserve – a peaceful haven of wildlife and woodland
- Lilliput's vibrant village scene, with its artisan bakery, café culture, and Rick Stein's iconic Sandbanks restaurant
- The cultural stages of Poole Lighthouse and Bournemouth Pavilion

Whether you're embracing the outdoors or savouring the indoors, every facet of your life is elevated here.



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THE DETAILS MAKE THE DIFFERENCE

A residence where luxury, location, and lifestyle converge in perfect harmony.

- Architecturally designed with classic symmetry and contemporary precision
- Gated driveway, double garage, and ample off-street parking
- Underfloor heating, superior insulation, and a B-rated EPC
- Crafted shaker-style kitchen with central island and high-spec appliances
- Sauna and pool house with bi-folding doors – indoor-outdoor luxury
- Exceptional craftsmanship, timeless interiors, and coastal influence throughout



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BRING YOUR STORY TO LIFE

It's rare to find a home that speaks to both the head and the heart.

16 Alington Road isn't just a property – it's a place to put down roots, to breathe more deeply, to raise a glass to golden evenings and new beginnings.

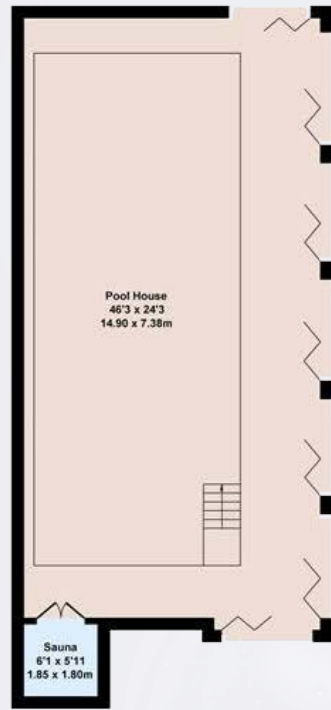
Let us help you write the next chapter.

A home like no other, in a setting beyond compare.

Approximate gross internal area:
7,363 sq ft (684 sq m)



POOL HOUSE



Floor plan not to scale
For illustrative purposes only.



16 ALINGTON ROAD

Viewings by appointment only through the selling agents:

Tailor Made

ESTATE AGENTS

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