

SANDS SANDS SANDS SANDS SANDS  
EVENING HILL

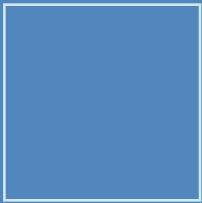
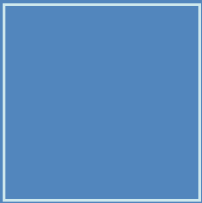
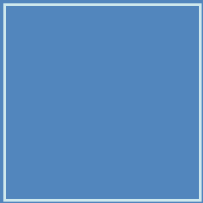


 **PRIMETOWER**

[www.primetower.com](http://www.primetower.com)

A BEAUTIFULLY DESIGNED HOME SET IN LANDSCAPED GROUNDS

4 EN-SUITE DOUBLE BEDROOMS · 4 RECEPTION ROOMS · LARGE KITCHEN/BREAKFAST ROOM · DOUBLE GARAGE



# Location

**Sands is situated in Crichel Mount Road, Evening Hill, Poole – an established and exclusive location just minutes from the sea. Designed and built by the award winning Primetower, Sands offers the opportunity to invest in a high quality, modern new home with 4 en-suite double bedrooms, 4 reception rooms and a large kitchen/breakfast room.**

**The specification for Sands includes a host of top of the range fixtures and fittings. Please refer to the specification page for details.**

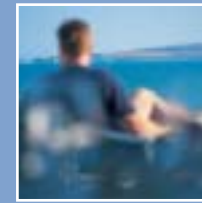
Sands offers the ideal location in which to live. Evening Hill with its exceptional views over Poole Harbour and beyond, is within easy reach of the world famous blue flag beaches at Sandbanks. Situated between the town centres of Bournemouth and Poole with their excellent larger shopping and leisure complexes all within easy reach by car.

The local shops in the nearby villages of Lilliput and Canford Cliffs include banks, building societies, a post office,

butchers, newsagents, general stores, pharmacy, an off-licence and take-away outlets. In close proximity there are a number of high quality restaurants including Penn Central at Penn Hill, Café Shore at Sandbanks, Harriots in the village and the restaurant at Salterns Marina. Sands is in an ideal catchment area for good state and independent schools.

Poole Harbour is the largest natural harbour in the northern hemisphere, and as you would expect, offers an excellent selection of water sports and spectacular scenery. Close by are private marinas and yacht clubs, public slipways, sailing and windsurfing. On land, there are numerous golf courses including the nearby Parkstone Golf Club. Tennis courts and a number of health and fitness clubs are also close by.

Poole and Bournemouth are both winners of British and European awards for their parks and gardens. These include the nature reserve on Brownsea Island which was the site of the first scout camp and Compton Acres in Canford Cliffs, with its Japanese, Roman and Water Gardens.



With the Purbecks and the New Forest National Park nearby as well, there is plenty of enjoyment to be had.

In summer the famous blue flag beach at Sandbanks is just a short stroll away. In winter, the mild south coast weather still means that walking along the beach promenade is just as enjoyable, as long as you wrap up warm!

Poole's enclosed Dolphin Shopping Centre and Bournemouth's extensive shopping malls and arcades provide excellent shopping and a mass of entertainment. Further afield is the West Quay shopping complex in Southampton. There are many entertainment venues in the area including cinemas, theatres, theme parks, bowling, swimming baths as well as the Imax Cinema and Oceanarium at Bournemouth. The Lighthouse at Poole is home to the internationally renowned Bournemouth Symphony Orchestra.





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CRICHEL MOUNT ROAD EVENING HILL POOLE

# Specification



## The Interior

- Luxury entrance hall with limestone tile floor leading to a fantastic maple and glass staircase
- Top of the range Euro style kitchen and appliances, with granite and glass worktops
- Luxurious master en-suite bathroom
- Luxury en-suite bathrooms to all bedrooms
- Mood lighting system to principle rooms, ask for details
- Under floor heating to give that uncluttered look and comfort feel all year round
- Bespoke maple joinery and doors throughout
- Floor coverings to include carpets, limestone and ceramics as specified
- Designer built in wardrobes to all bedrooms
- Fitted home office furniture
- Feature fireplace to living room
- Light fittings are fitted throughout
- 37" Plasma Flat Screen TV included in living room
- Flat screen TV/DVD will be included in the breakfast room, family room and all bedrooms as specified
- The house will be wired only for audio speakers to all principle rooms and the master bedroom, for customer to fit own components as specified
- The study, bedrooms 1, 2, 3 and 4 will be wired for computers
- Gas central heating and mains pressure hot and cold water system throughout

## The Exterior

- Traditionally built with brick and rendered elevations
- Bespoke hardwood front door and glass screen
- UPVC double glazed windows
- Block paved driveway and parking courtyard
- Decked patio area
- Boat park/wash down area
- Landscaped gardens
- Drive with electric gate entry system
- Double garage with electrically operated door
- Outside lights to drive area
- Lighting to patio area and front porch

## Peace of Mind and How we Help

- Primetower award winning design and build
- Designed with low maintenance in mind
- Security alarm system
- Deadlocks to all doors
- Window locks
- Mains powered smoke alarms
- Two year developer guarantee
- Ten year Zurich New Homes Guarantee
- Full Primetower after sales service
- Primetower "Premier moving in package"

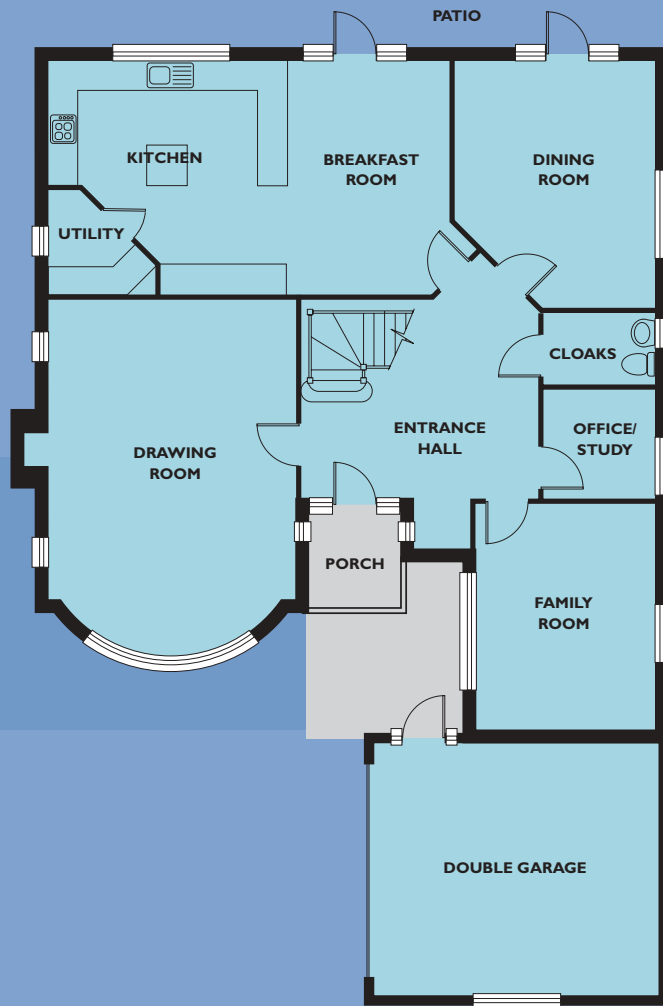


# Site Layout & Plans



Note: finished landscaping will be in accordance with the specification

# Plans



GROUND FLOOR

## GROUND FLOOR

Drawing room	7.2m x 5.0m	24'0" x 16'9"
Dining room	5.0m x 4.0m	16'8" x 13'6"
Family room	4.6m x 3.6m	15'5" x 12'1"
Home office/Study	2.3m x 2.2m	7'8" x 7'4"
Kitchen/ Breakfast room	8.1m x 4.7m	27'0" x 15'8"
Utility room		
Cloakroom		

Note: all dimensions are approximate measurements



FIRST FLOOR

## FIRST FLOOR

Master Bedroom	5.0m x 4.2m	16'8" x 13'10"
En-suite bathroom	3.2m x 2.8m	10'6" x 9' 3"
Bedroom 2	4.7m x 3.6m	15'4" x 12'2"
En-suite bathroom		
Bedroom 3	4.6m x 3.5m	15'4" x 11'8"
En-suite shower room		
Bedroom 4	4.6m x 3.6m	15'4" x 11'8"
En-suite shower room		

Note: all dimensions are approximate measurements

# Communications

## By Road:

Poole town centre – 0.75 mile  
 Bournemouth – 6 miles  
 Christchurch – 10 miles  
 New Forest – 23 miles  
 Southampton – 36 miles  
 London – 107 miles (1 hr 45 mins)

## By Rail to London Waterloo:

Main line stations at Poole, Branksome and Bournemouth

## By Sea From Poole To:

Cherbourg, France  
 2 hrs 30 mins by fast ferry  
  
 Guernsey and Jersey  
 3 hrs 25 mins

## By Air:

Bournemouth International Airport – 8 miles  
 Southampton International Airport – 37 miles  
 Heathrow – 105 miles  
 Gatwick – 120 miles

Please note: All distances and times are approximate.



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