

23 Bingham Avenue, Evening Hill, BH14



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

Nestled in the esteemed neighbourhood of Evening Hill, this charming former school house from 1880 has been tastefully transformed into a stunning semi-detached residence that exudes character and style in every corner.

Upon entering the property, you are greeted by a spacious entrance lobby that sets the tone for the elegant interiors that follow. With approximately 2,157 sq. ft of accommodation, this home offers plenty of room for comfortable family living.

The country-styled solid wooden kitchen with built-in appliances including fridge/freezer, dishwasher & range cooker is a focal point of the home, offering a perfect blend of functionality and design with the convenience of a breakfast bar. Unusually there are three reception rooms which effortlessly flow from one to another, including the lounge boasting a working fire, creating a cosy ambience during the colder months, while the marble stone floor and feature bay window add a touch of sophistication and the media lounge that can serve as a second reception area, there is no shortage of space for both relaxation and entertaining and finally a dining room completes this level. The property is designed with a keen eye for detail, showcasing lots of charm and quirkiness throughout including shallow steps up to/down to most rooms. There is also a large utility room with space & plumbing for a washing machine & dryer plus a sink with separate downstairs cloakroom and a personal door gives access to the rear garden.

Moving upstairs you will find a split level landing. There are three generously sized double bedrooms with bedroom 1 & 2 boasting a comprehensive range of bespoke built-in wardrobes and the 4th one is also good size, including a master bedroom with a balcony overlooking the impressive landscaped south-facing garden. Three well-appointed bathrooms (two en-suite shower rooms) ensure convenience and privacy for all residents. Adding to this there is a large airing cupboard and plenty of storage plus a loft area.

The landscaped garden is a 'show stopper' having been designed by the current owner creating an 'Italian' styled theme with a south facing aspect and offering almost complete seclusion due to the tree-lined outlook. There are various seating areas, perfect for alfresco dining whilst enjoying the picturesque outlook & wildlife and the three separately operated water features give extra tranquillity. There is a summer house which benefits from light and power and makes the perfect place to retreat to after sunset and can be enjoyed 365 days a year as it has a wall mounted modern heater. A bespoke storage is tucked away perfect for your garden tools.

It's in an enviable position on this most prestigious road, this home offers a desirable location close to Evening Hill and the harbourside, providing easy access to local amenities and picturesque surroundings. A driveway with space for two cars adds to the convenience of the property, with a fitted EV charger (to remain, subject to negotiation).

Agents Note- Only the dining room & bedroom four adjoin the neighbouring property





What the owner says.

“Unusually for this area the house has a long and interesting history. Dating back to 1880, when together with its neighbouring property it was the "Old School house". This partly explains the many quirks and charming features of the property which combine into making it feel very warm and homely. An example being that practically all rooms are on slightly different levels. Being a Victorian home it benefit's from very well proportioned rooms with high ceilings, allowing scope for a wide range and choice of different decor and furnishings. I especially like the layout of the ground floor where the different rooms flow seamlessly from one to another and there's an abundance of natural light due to most rooms being dual aspect. The garden is very special for two reasons- On this beautiful road it's probably the only South facing garden and therefore can be a sun trap. Secondly it feels secluded due to the fact that its boundary is not shared at any point with neighbouring gardens. Perhaps most importantly the location of the house is wonderful and the neighbouring residence all very pleasant and friendly.”

Where it is.

Evening Hill is a location in Poole, Dorset, on the south coast of England. It is situated on the peninsula between Poole Harbour and the English Channel, offering stunning views of both the harbour and the coastline. The area is known for its scenic beauty and proximity to nature reserves, such as the nearby Brownsea Island, which is accessible by boat.

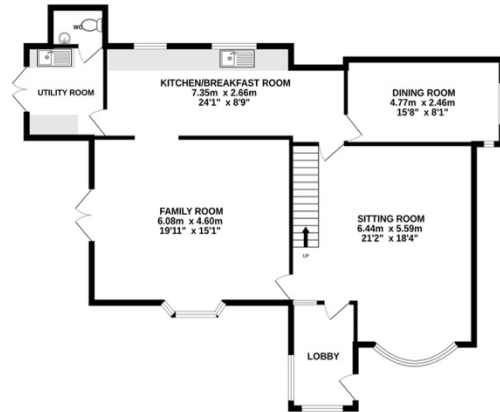
Evening Hill is just a short walk from the property with its elevated position provides fantastic panoramic views, especially at sunset, which is how it got its name. It's a desirable place to live, with a mix of properties ranging from large detached homes to smaller residential buildings.

The award winning beaches of Sandbanks, are within easy reach either by car, cycle or walk via the inner harbour, you can visit Brownsea Island via boat and the Jurassic coast can be visited via Poole Bay chain ferry.

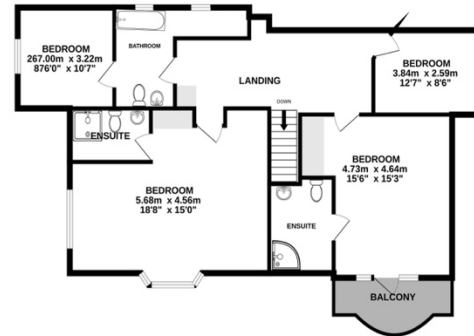
Parkstone Golf Club is a prestigious golf course located in Poole, Dorset, on the south coast of England. Established in 1909, it is one of the top golf courses in the region and is known for its beautiful, well-maintained greens and challenging layout.

Parkstone Marina is a popular marina located in Poole, Dorset, on the south coast of England. Situated near the entrance to Poole Harbour, it offers easy access to both the harbour and the open sea, making it a prime location for boating enthusiasts.

GROUND FLOOR
105.3 sq.m. (1133 sq.ft.) approx.



1ST FLOOR
93.8 sq.m. (1010 sq.ft.) approx.



TOTAL FLOOR AREA : 201.0 sq.m. (2164 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Technical bits.

- Approx. 2157 Sq. Ft in accommodation
- Stylishly & tastefully designed throughout
- Country styled solid wood kitchen with built in appliances
- Lots of charm & character
- Driveway for 2 cars with EV charger
- Former school house built in 1880
- Three reception rooms
- Four bedrooms & three bathrooms
- Impressive, landscaped south facing garden
- Short distance to Evening Hill & harbourside

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.