

1 MOUNT GRACE DRIVE
EVENING HILL, LILLIPUT, BH14 8NB





FEATURES

Contemporary family home with landscaped grounds | Extending to approximately 5066 sq.ft. | High quality fully equipped kitchen designed by Kitchen Elegance | Cat 6 cabling on lower levels | Control 4 home automation system | Beautifully landscaped south west facing garden | Multifunctional living space | 5 bedrooms all en-suite | Utility room | Limestone terrace | Multiple water features | Garden lighting | Summer House with Gym and Sauna | Double garage | Exceptionally high specification | Secure gated driveway

L Mount Grace Drive is an exquisite individual architect designed home set within the heart of Evening Hill, Poole, moments from Poole Harbour. The house was constructed by Roundset Developments and has been extensively enhanced by the current owners. The property offers in excess of 5000 sq ft of accommodation centralised by an impressive entrance, dining hall with imposing glass feature full height window and also a gallery landing. Stunning gardens to both front and rear are further enhanced by a beautiful and unique summer house.



The ground floor offers a number of reception areas, with limestone floors to the principle rooms. Striking open plan accommodation incorporates the reception dining hall and lounge, which benefit from a feature flame fire by Platonic fireplaces. Off the entrance dining hall is a separate study which allows access to an outside sun terrace area. A stunning open plan fully equipped lifestyle kitchen designed by Kitchen Elegance offers luxury bespoke units and Gaganeau appliances, with Carrara marble island top and Waney edge wooden breakfast bar. This multifunctional kitchen living space is perfect for relaxing or entertaining, with bi-folding doors on two sides giving access to further outside terrace and landscaped garden areas. Served off the kitchen is a separate utility, leading to a games/media room, a wet room, boot room and integrated double garage with electric up and over door. The home has been enhanced with Cat 6 cabling on lower levels, Control 4 home automation system, intelligent lighting system to kitchen and garden, and full ceiling speaker system. The house has gas fired underfloor heating to both floors.



Situated on the first floor is the principal master suite, walk in dressing area, Juliet balcony and en-suite. Also on the first floor are four further bedrooms served by individual en-suite bathrooms.



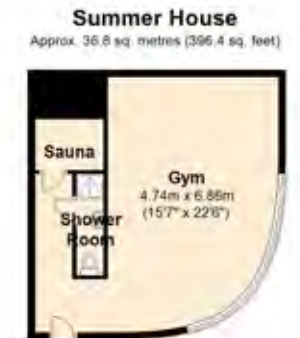
The house stands on a well landscaped, spacious plot, with delightful kitchen garden and putting green area to the front, a secluded driveway provides parking for several vehicles and access to a large double garage. Immediately adjoining the rear of the house are multiple paved patio areas accessed via the lounge, study, kitchen/living space and boot room. A beautiful rear garden has been landscaped with multiple terraced seating and dining areas. Two main water features surround the property both with various feature settings and LED strip lighting, complementing the home's contemporary, relaxing feel. A sunken Riviera hot tub offers further relaxation alongside an outdoor BOSE speaker sound system. The summer house offers a fully air conditioned gym facility or entertainment space, with fibre optic cabling, home automation system and sauna and shower room facilities.

To fully appreciate this impressive property and stunning gardens an internal viewing is highly recommended.





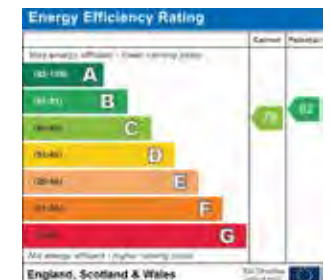




Total area: approx. 470.8 sq. metres (5068.0 sq. feet)

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 (Tel: 01202 556006)

Plan produced using PlanUp.



Important Notice: Mays and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All measurements are approximate. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. Nothing contained herein shall be, or shall be deemed to be, part of any contract.

290 Sandbanks Road
 Lilliput, Poole
 Dorset, BH14 8HX
 01202 709888
poole@maysstateagents.com
maysstateagents.com

