



£3,495,000

7 Mount Grace Drive, Evening Hill, POOLE, Dorset, BH14 8NB



7

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A contemporary family home situated in one of Evening Hill's most sought after roads. The property has been finished to an extremely high standard throughout and offers spacious accommodation in excess of 4500 SQFT.

- FIVE BEDROOMS, FOUR EN-SUITES
- IMPRESSIVE OPEN PLAN LIVING AREA
- OVER 4500 SQFT OF ACCOMMODATION
- FANTASTIC GARDEN SPACE
- SWIMMING POOL & ASTRO PITCH
- MODERN DESIGN THROUGHOUT
- IDEAL FAMILY HOME
- DIRECT ACCESS TO LUSCOMBE NATURE VALLEY
- SELF CONTAINED ANNEX
- DOUBLE GARAGE AND LARGE DRIVEWAY

Local Authority bcp, Tax Band H, Tenure: Freehold



Evening Hill

The property is located in Mount Grace Drive, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Property Comprises

Situated in a sought-after location, this stunning detached home offers the perfect family home living accommodation. Set over three floors, the property boasts five generous bedrooms, including a luxurious main bedroom suite with a walk-in wardrobe and en-suite bathroom. Additional bedrooms are served by well-appointed en-suites and bathrooms across each level, ensuring comfort and privacy for all.



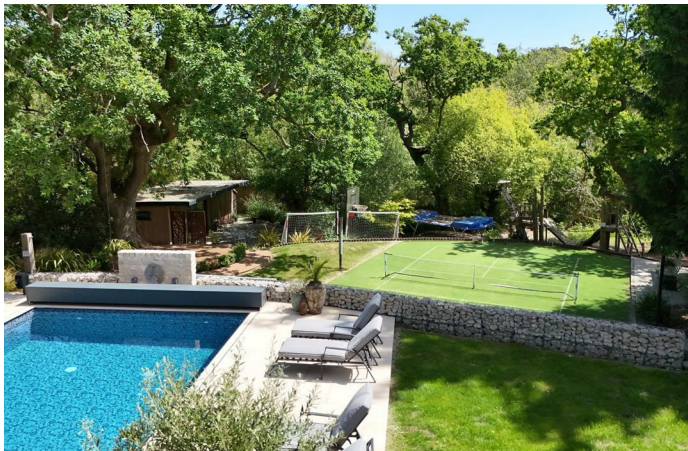


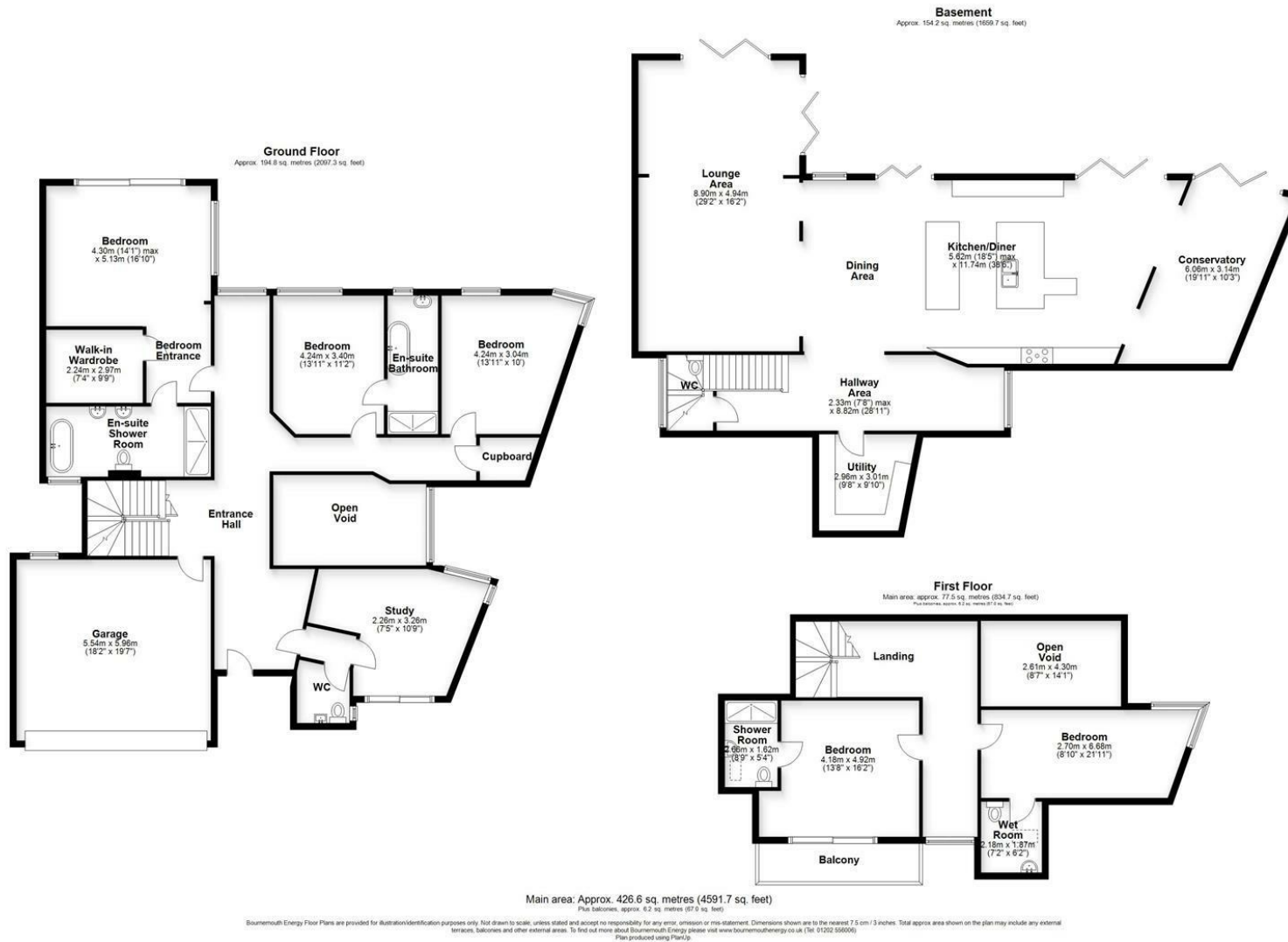


The lower ground floor level has near 1700 sqft of sociable living space, where an impressive open-plan lounge and dining area flow into a contemporary kitchen/diner. A bright conservatory overlooks the beautifully landscaped garden, and there's also a handy utility room and WC on this floor.

The expansive garden features a heated swimming pool (heated via Air Source Heat Pump), a fully equipped outdoor kitchen, a fire pit area, and a astro pitch (ideal for football or pickleball) — also benefiting from being totally private and secluded. A separate annex offers additional flexible accommodation, ideal as a guest suite, home office or gym. There is also direct access to the Luscombe Nature Reserve at the rear of the garden.

The ground floor also offers a welcoming entrance hall, a separate study, and internal access to a spacious garage. Upstairs, the top floor includes two further bedrooms, both of which have en suites. With flexible living spaces, extensive leisure facilities, and high-quality finishes throughout, this home offers everything you need for luxury family living in a quiet cul-de-sac location.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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