

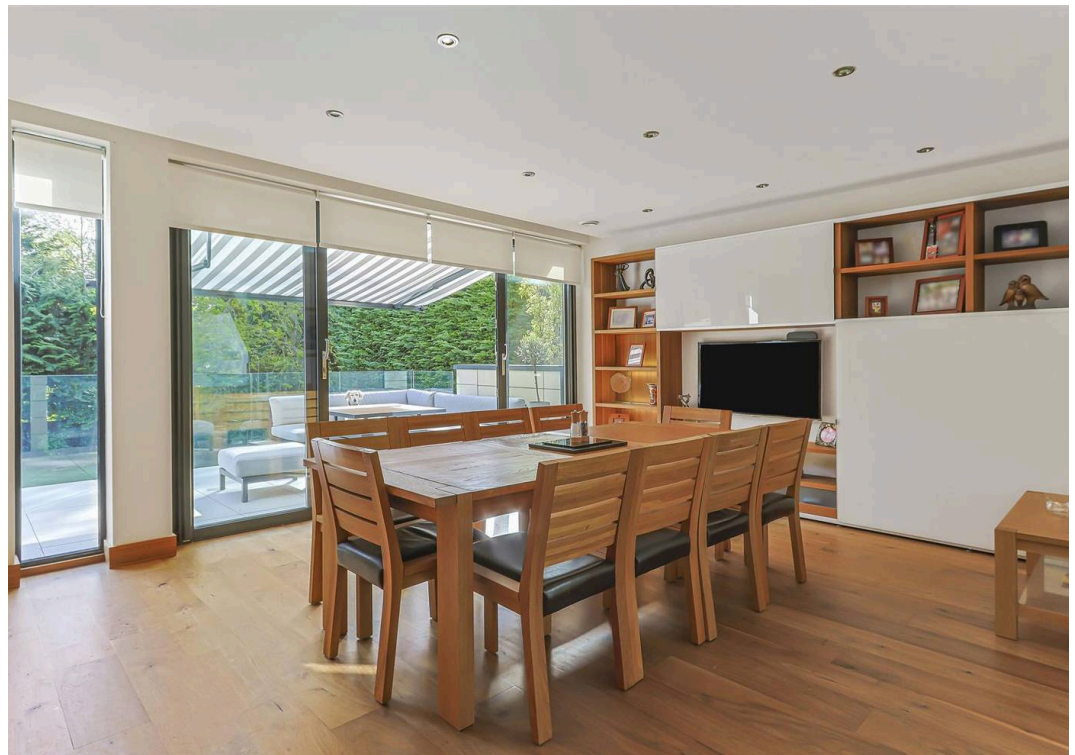


14a Mount Grace Drive

Evening Hill

Guide Price **£2,750,000**





14a Mount Grace Drive

Evening Hill, Poole

Occupying a prime position within one of the South Coast's most sought-after enclaves, this exceptional home combines architectural flair with thoughtfully designed living spaces arranged over multiple levels.

The ground floor is dedicated to leisure and practicality, featuring a superb indoor swimming pool complex complete with gym, changing room and shower facilities, alongside a study area and integral double garage.

The principal living accommodation is arranged across the upper floors, where a beautifully appointed kitchen/breakfast room with walk-in pantry flows seamlessly into an informal family area, opening onto a generous sun terrace. Three well-proportioned bedroom suites, each with refined en suite facilities, provide luxurious accommodation, while the upper level reveals an impressive additional reception space with far-reaching harbour glimpses and access to a sun terrace.

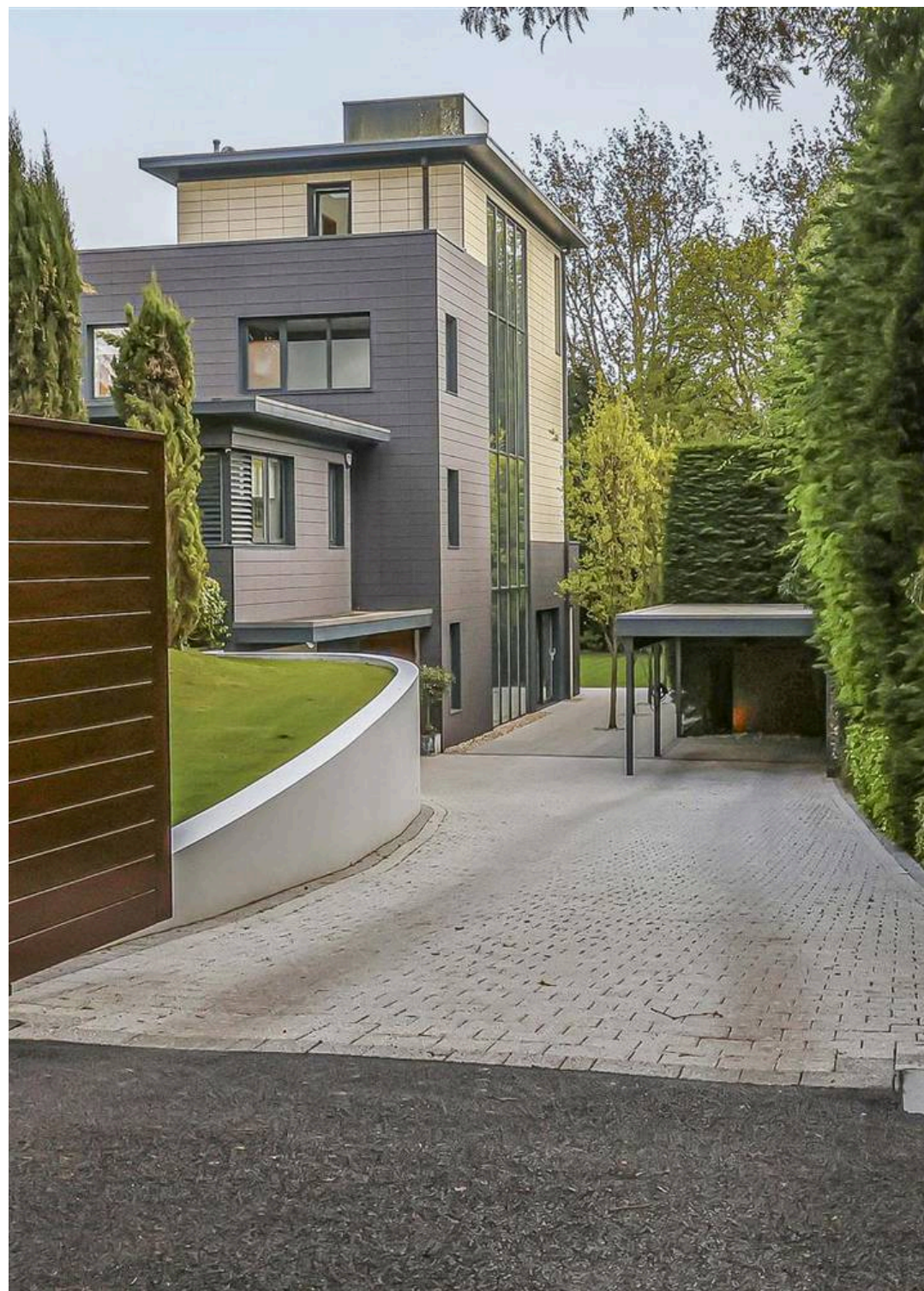
Set behind secure electronic gates, the property is approached via a spacious driveway with additional covered parking. The surrounding gardens are mature, private and meticulously maintained, enjoying a desirable south-westerly aspect ideal for outdoor entertaining.

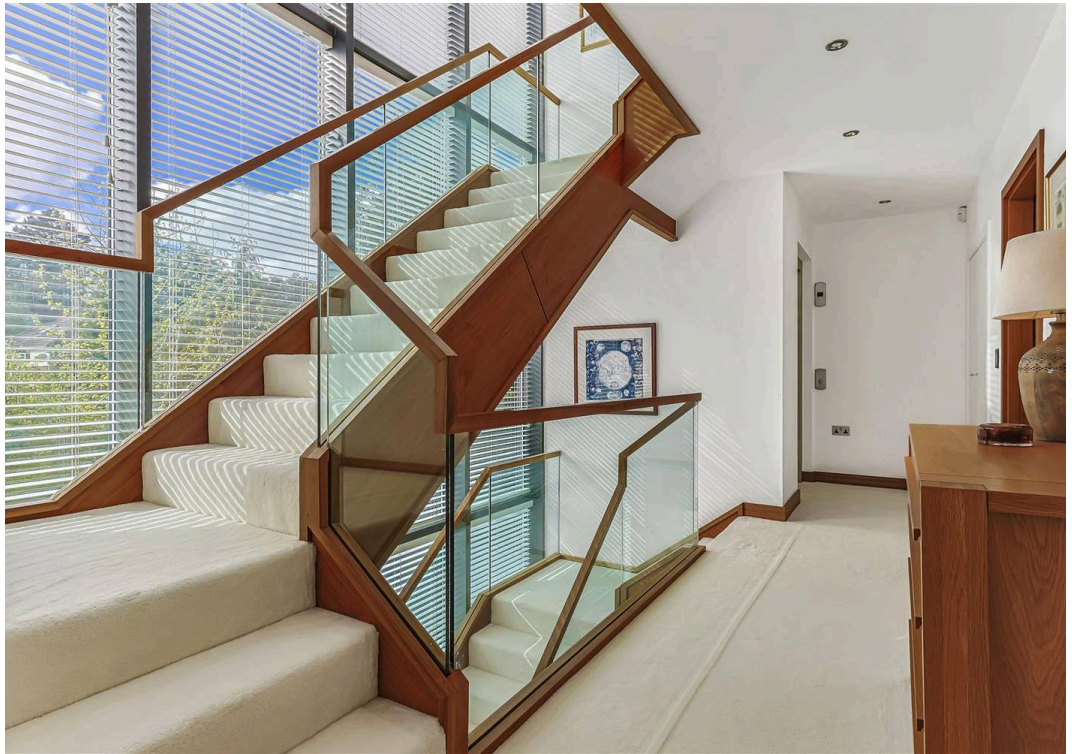
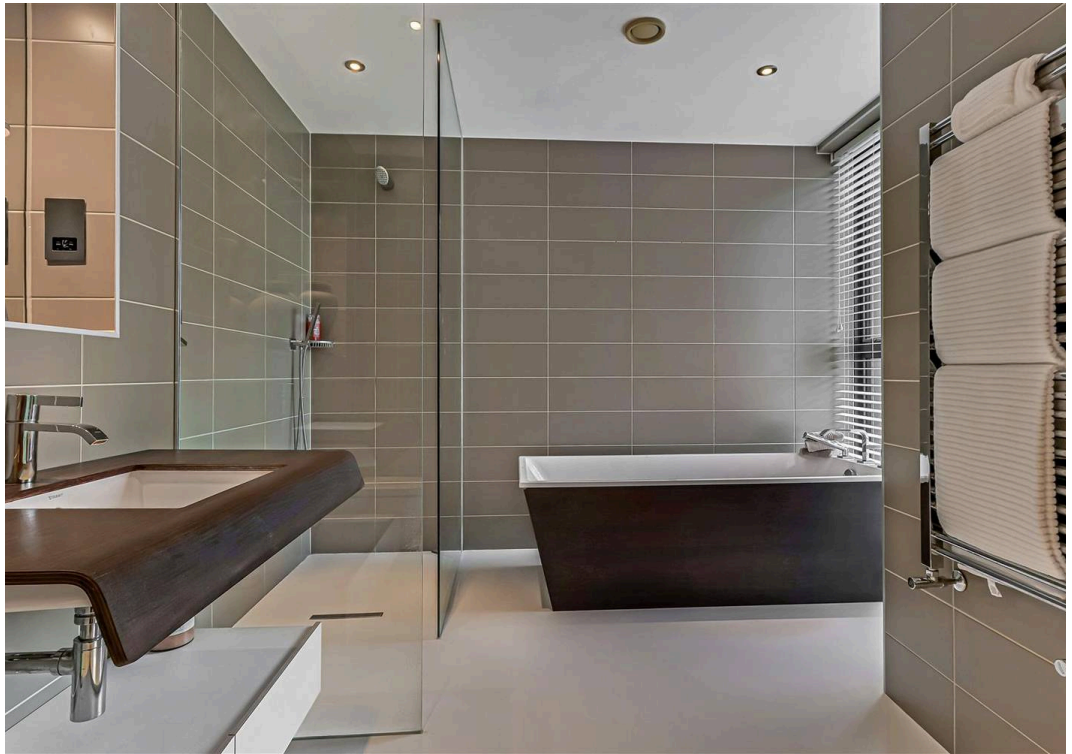
Council Tax band: H

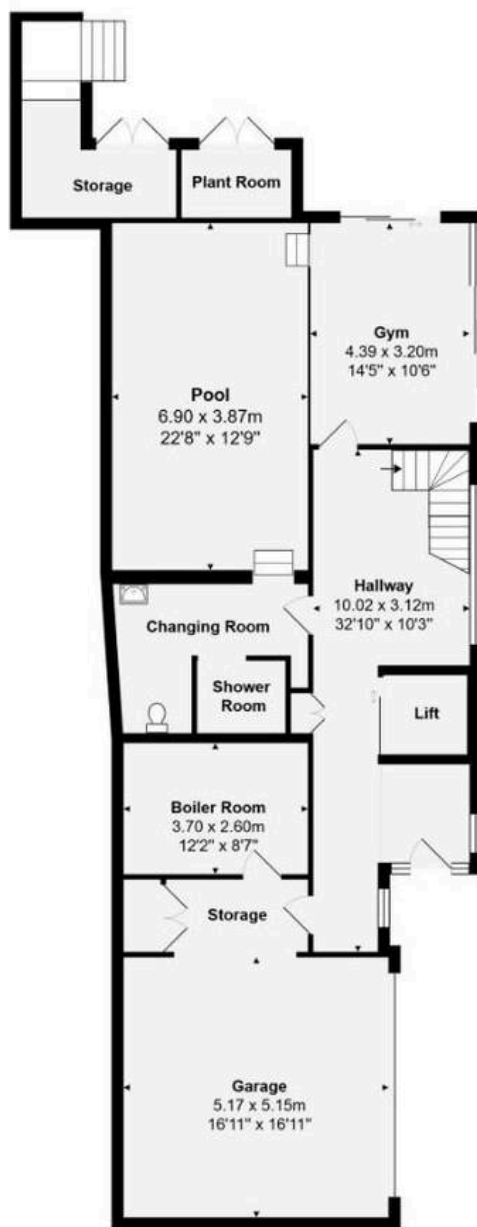
Tenure: Freehold

EPC Energy Efficiency Rating: B

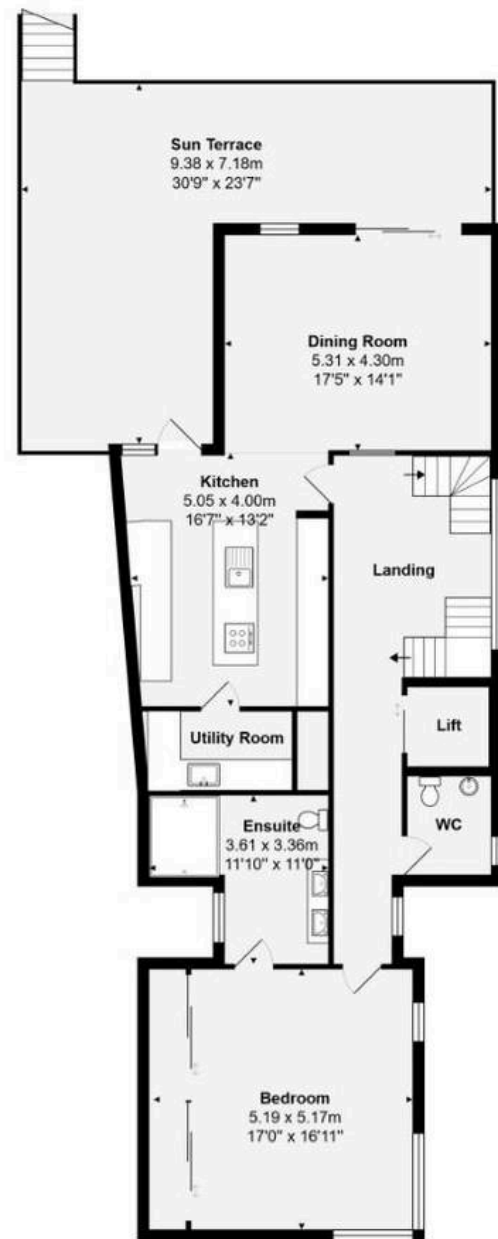
EPC Environmental Impact Rating: C







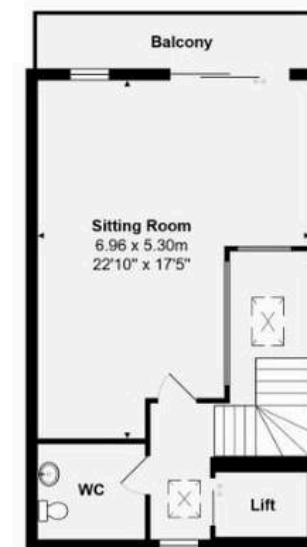
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Total Area: 382.5 m² ... 4117 ft² (excluding sun terrace, balcony)

All measurements are approximate and for display purposes only





Lloyds of Canford Cliffs

32 Haven Road, Canford Cliffs, Poole, BH13 7LP

01202708044 • enquiries@lloydsofcanfordcliffs.com • www.lloydsofcanfordcliffs.com