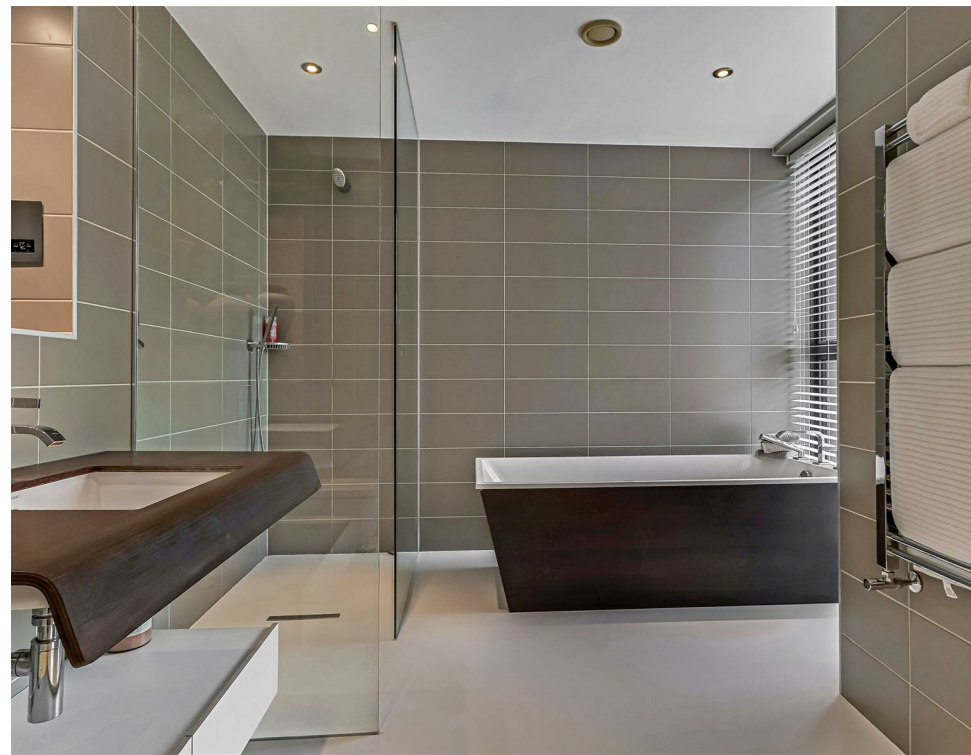




MOUNT GRACE DRIVE,  
EVENING HILL











## DETAILS

A striking contemporary residence of exceptional quality, set discreetly back from the road and enjoying elevated harbour views, beautifully landscaped south-westerly gardens and superb leisure facilities.

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.

Mount Grace Drive is a tree-lined cul-de-sac, perfectly positioned moments from the shoreline of Poole Harbour, renowned for its sailing waters, marinas and vibrant coastal lifestyle. Nearby Lilliput offers a charming selection of boutique shops, cafés and everyday amenities, while the celebrated beaches of Sandbanks and the village atmosphere of Canford Cliffs are all within easy reach, making this a truly outstanding coastal residence.

## AT A GLANCE

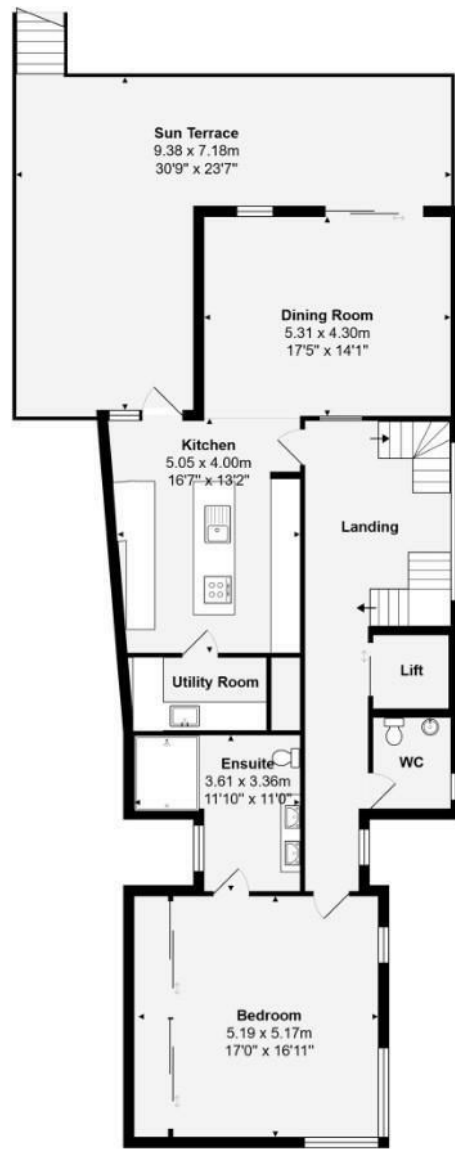
:	£3,250,000
Tenure:	Freehold
Stamp Duty:	£303,750 Main Home
Local Authority:	BCP Council
Council Tax:	£4,871.16 Band H

## KEY FEATURES

- Three luxurious double bedroom suites
- Private indoor swimming pool complex with gym and changing facilities
- Impressive kitchen/breakfast room with adjoining family/dining area
- Elegant formal living room with elevated glimpses over Poole Harbour
- Lift access to all floors
- Integral double garage and additional covered parking
- South-west facing landscaped gardens with terraces and balconies
- Underfloor heating throughout



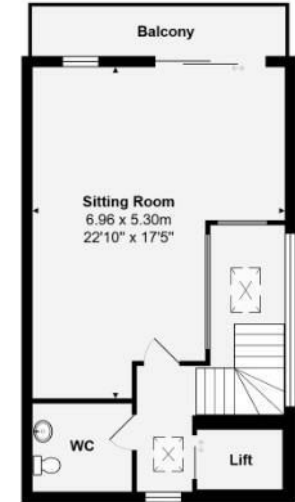
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Total Area: 382.5 m<sup>2</sup> ... 4117 ft<sup>2</sup> (excluding sun terrace, balcony)

All measurements are approximate and for display purposes only

# LLOYDS

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