

**Mount Grace Drive,  
Evening Hill, BH14 8NB**

**Guide Price £1,750,000 Freehold**



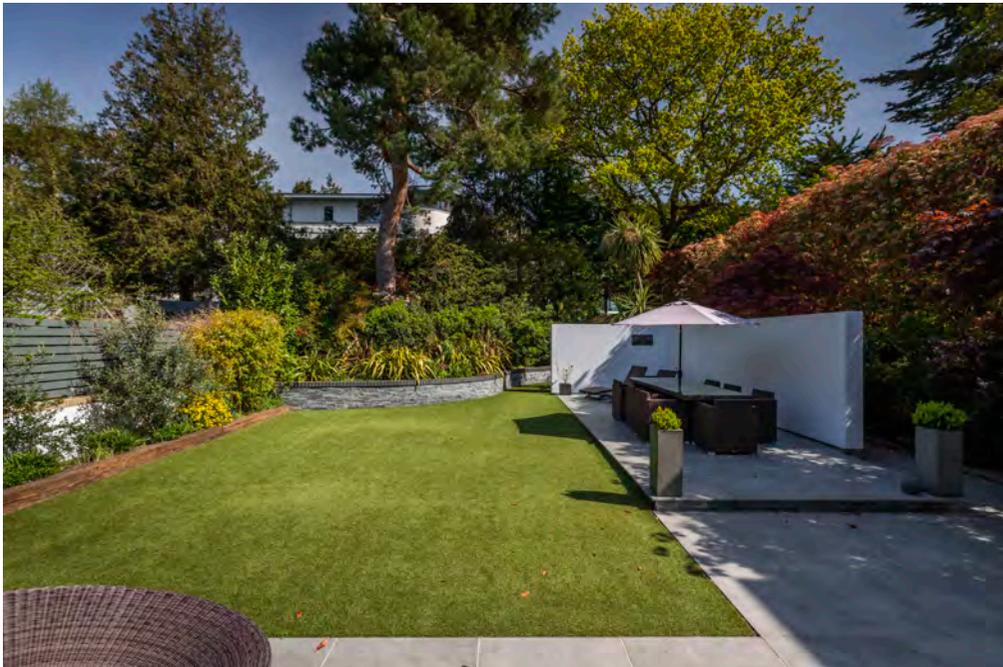


## Property Summary

An outstanding contemporary detached residence with an enviable positioning on a sought-after road in Evening Hill, moments from Sandbanks beach, Parkstone Golf Club and Poole Harbour. This striking property occupies a commanding positioning within beautifully landscaped grounds.

## Key Features

- Stunning contemporary home
- Exclusive Evening Hill location
- Fantastic open plan lifestyle kitchen space
- Front lounge reception
- Four double bedrooms
- Three luxury bath/shower rooms
- Beautiful landscaped grounds
- Wrap around balcony terrace
- Private gated access
- Integral garage





## About the Property

Finished to the highest of standards, this stunning home incorporates striking architectural detail throughout and offers versatile and spacious living accommodation.

The property benefits from a most desirable Evening Hill location, in walking distance to both the award-winning blue flag beaches of Sandbanks and Evening Hill viewpoint with stunning views over Poole Harbour and beyond.

The property has a gated approach with security entry system. This leads to an impressive frontage that provides parking for numerous vehicles and mature planting surrounds the garden.

Upon entering the property there is a reception area which is currently in use as a media room.

A true standout feature of this beautiful home is the vast multi functional kitchen living space that extends to the full width of the property. A beautiful kitchen (installed by Kitchen Elegance) offers a huge amount of storage and large island with social seating. Every mod-con has been considered with a full range of top-end integrated appliances.

The size of the living/dining area allows for a flexible arrangement of furniture, permitting defined zones to be created for lounging and formal dining. Sliding doors frame the rear garden and open to a large patio which is ideal for summer entertaining.

There is a useful secondary hallway with external access, plentiful storage, and a ground floor cloakroom. Integral access leads to a cavernous garage that can accommodate both cars, boating and water sports equipment.

Rising to the first floor, the landing gives access to all four double bedrooms. The principal bedroom is a truly impressive room with a large dressing area and shower ensuite. The level of finish, size and general feeling this room creates rivals that of many suites found in Park Lane hotels. A wrap around balcony terrace leads from the principal bedroom which has a good degree of privacy. The guest bedroom has an ensuite whilst the remaining bedrooms share a family bathroom.

The rear garden, as can be seen from the photographs, is beautifully landscaped with ease of maintenance in mind. Zoned areas allow you to follow the sun throughout the course of the day and make this an ideal entertaining area. Mature evergreen planting provides a leafy backdrop that can be enjoyed throughout the year.

Quite simply, we feel this is an exceptional home with an exceptional address.

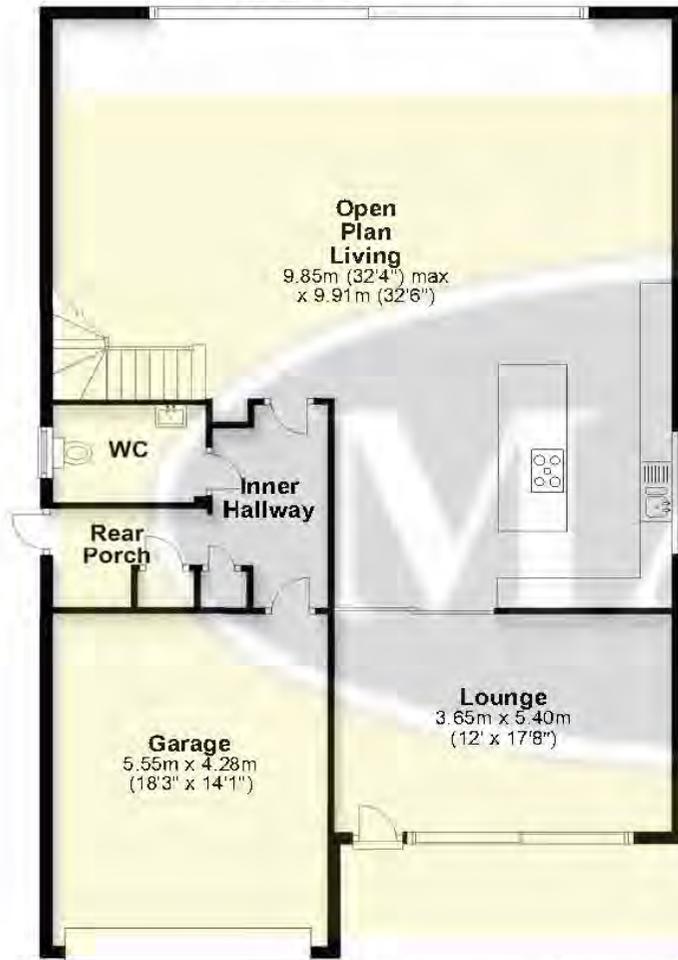
Council Tax Band: H

Evening Hill is an exclusive area, situated between Lilliput and the world famous Sandbanks peninsula. The short distance from the beach, Lilliput shops and Salterns Marina, makes Evening Hill a great place to live. Located within the area are a variety of properties from multi million pound homes to garden apartments, many of which benefit from harbour and sea views. Evening Hill viewpoint is considered by many to afford the best views of Poole Harbour and Brownsea Island available anywhere.



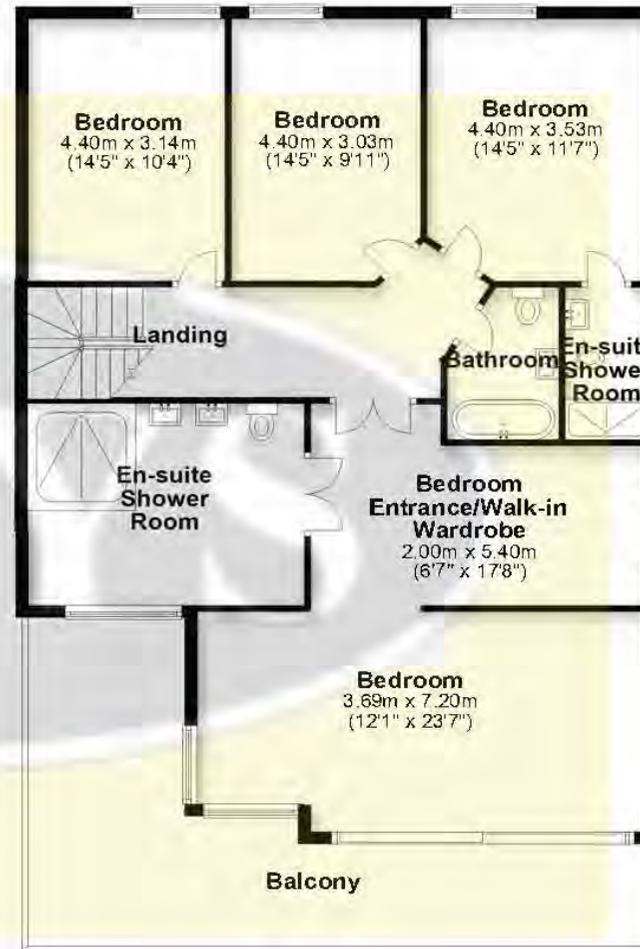
## Ground Floor

Main area: approx. 117.9 sq. metres (1268.8 sq. feet)  
Plus garages, approx. 23.8 sq. metres (256.8 sq. feet)



## First Floor

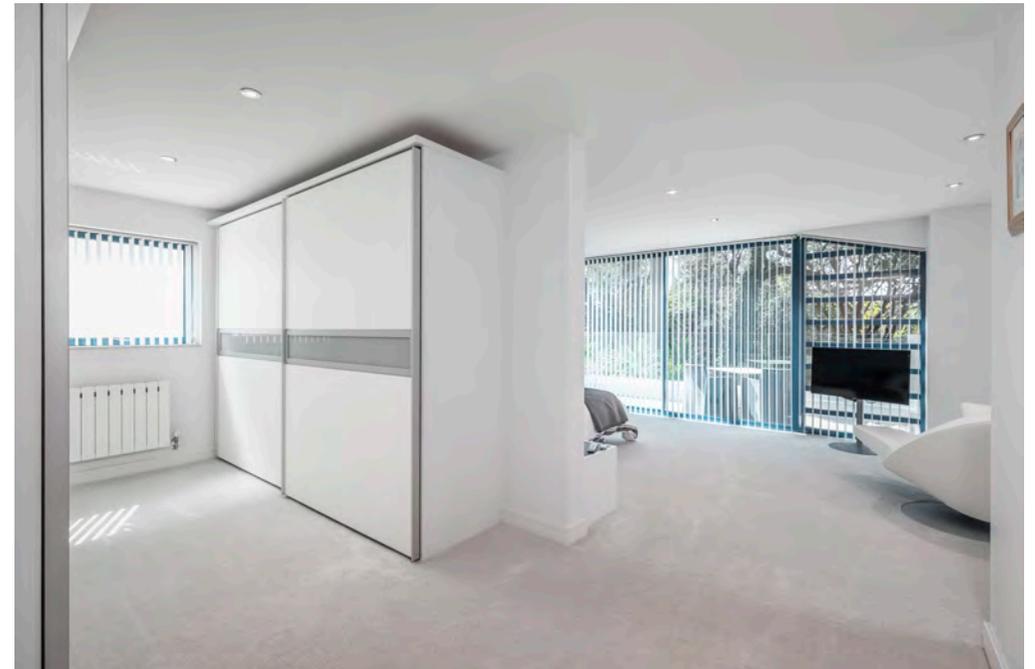
Main area: approx. 123.7 sq. metres (1331.8 sq. feet)  
Plus balconies, approx. 26.5 sq. metres (307.0 sq. feet)



Main house & balcony : Approx. 270.1 sq. metres (2907.6 sq. feet)  
Total area including garage : Approx 293.9 sq. metres (3163.4 sq. feet)

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Plan produced using PlanUp





## About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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