



Moncomi 9 Mount Grace Drive, Lilliput, Poole BH14 8NB  
£2,850,000 Freehold





A striking FIVE BEDROOM contemporary home nestled away within a quiet cul-de-sac location backing directly onto Luccombe Nature Reserve in EVENING HILL. The house boasts 4000 sq ft including sophisticated finishes and luxurious accommodation throughout.

- RECENTLY CONSTRUCTED FAMILY HOME
- NO FORWARD CHAIN
- LARGE REAR GARDEN
- HARBOUR VIEWS
- HIGH SPECIFICATION THROUGHOUT
- BACKING ONTO LUSCOMBE VALLEY NATURE RESERVE

### Description

This luxury modern house is the ultimate in contemporary design and is located in a sought after Cul-de-sac off on Evening Hill and backing directly onto Luscombe Valley Nature Reserve.

This contemporary home offers generously-proportioned rooms with plenty of open plan living and entertaining spaces taking full advantage of the orientation and the superb location. Located in the prime coastal position, the beautiful property has a superb landscaped south facing garden with access onto the Nature Reserve meaning the world Famous Poole Harbour are just moments away.

The accommodation is arranged over four floors; boasting five bedrooms and five bathrooms including dressing room and luxury ensuite to the master bedroom. The generous living space includes open plan kitchen family room, ideal for entertaining and everyday life as well as a separate reception room located on the ground floor. Features include underfloor heating, beautiful bespoke kitchen, well appointed bathrooms and lift access to all floors.

Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants and the school catchments of Lilliput C of E Infant School and Baden Powell/St Peter's C of E School with 'outstanding' OFSTED results.

The property is situated in a superb coastal position being located on the shores of Poole harbour. served by all modes of transport, with 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.

Bournemouth and Poole town Centre's are equal distance from the property and both offer superb shopping, recreational and entertainment facilities.





**9 Mount Grace Drive, Poole, BH14 8NB**  
 Approximate Floor Area = 374.5 sq m / 4031 sq ft (including Garage)  
 Terrace = 70.3 sq m / 757 sq ft



All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Very energy efficient - lowest running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - average running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - very high running costs	E
Very poor energy efficiency - extremely high running costs	F
Extremely poor energy efficiency - highest running costs	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lowest CO <sub>2</sub> emissions	A
Low environmental impact - lower CO <sub>2</sub> emissions	B
Decent environmental impact - average CO <sub>2</sub> emissions	C
Below average environmental impact - higher CO <sub>2</sub> emissions	D
Poor environmental impact - very high CO <sub>2</sub> emissions	E
Very poor environmental impact - extremely high CO <sub>2</sub> emissions	F
Extremely poor environmental impact - highest CO <sub>2</sub> emissions	G