



Moncomi 9 Mount Grace Drive, Lilliput, Poole BH14 8NB
£2,700,000 Freehold





Over 4000 SQ FT of LUXURIOUS & STYLISH ACCOMMODATION, approx 0.6 miles from SANDBANKS BEACH! Set out over 4 floors with a LIFT features include 5 BEDS, 5 BATHS, OPEN PLAN LIFESTYLE ROOM, choice of sitting areas & HOME OFFICE. Large Landscaped rear garden, garage & secure gated drive.

- RECENTLY CONSTRUCTED FAMILY HOME
- LARGE REAR GARDEN
- HIGH SPECIFICATION THROUGHOUT
- NO FORWARD CHAIN
- HARBOUR VIEWS
- 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.

Evening Hill

The property is located in Road, 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 and the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers probably 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.

Council Tax

Band H - £3896 per annum





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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

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

- the present

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.

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 - lower running costs	A (82-91)
B (69-81)	
C (55-68)	
D (40-54)	
E (29-39)	
F (15-28)	
G (1-14)	
No energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Current	88
Targeted	92

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	100-120
A	120-140
	140-160
	160-180
	180-200
	200-220
B	220-240
	240-260
	260-280
	280-300
C	300-320
	320-340
	340-360
	360-380
D	380-400
	400-420
	420-440
	440-460
E	460-480
	480-500
	500-520
	520-540
F	540-560
	560-580
	580-600
	600-620
G	620-640
	640-660
Not environmentally friendly - higher CO ₂ emissions	660-680