Moncomi 9 Mount Grace Drive, Lilliput, Poole BH14 8NB

£2,700,000 Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

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
- 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.

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

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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:

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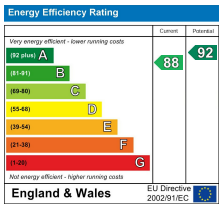
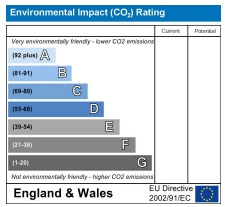
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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