

THE HAUS, 10 MOUNT GRACE DRIVE
POOLE, DORSET
BH14 8NB



A stunning contemporary home
situated a short distance from
Poole Harbour

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THE HAUS

This stunning contemporary house was constructed for the present owners and completed in 2007 by renowned house designers Huf Haus, which many people will recognise from Channel 4's 'Grand Designs' series.

Nestled in a quiet corner of Mount Grace Drive, The Haus is situated on a generous plot of approximately 0.6 acres backing onto the Luscombe Valley Nature Reserve. It also enjoys close proximity to Poole Harbour and Evening Hill, considered by many to offer the best views of Poole Harbour in the area.

The grounds were designed by a landscape architect and form a stunning backdrop to this striking piece of architecture. Formal and informal areas sit side by side with ponds, water features, decks and terraces. The Luscombe Valley provides a Sylvan setting and as a Site of Special Scientific Interest it is unlikely to ever be built upon.

The extensive glazed panels of the house maximise the sense of spaciousness and the proximity of the gardens and Nature Reserve beyond. Most of the principal areas connect directly with balconies or terraces and are well orientated for the Summer Sun. Indeed the family area opens directly onto the main balcony via a level threshold giving a feeling of one large living area as opposed to two separate spaces.

The house itself is of course precision built to acclaimed Huff Haus standards, which are well documented. Creature comforts include under floor gas fired central heating, intelligent lighting and audio / visual entertainments system for the whole house installed by local specialists Dawsons. Additionally, external security blinds for each window can be controlled individually or via one central panel. Floor coverings throughout were supplied by Huff and include a mixture of Black Walnut flooring with matching stairtreads on the staircase, carpets and tiles.

The whole house also benefits from a form of cooling which silently circulates the air throughout approximately once every three hours.

The kitchen features a luxury fitted kitchen by Huf with a central island, stone tops throughout and a full range of appliances, by Gaggenau.

The master bedroom suite features a generous dressing area (with fitted wardrobes by Huf which feature in all the bedrooms) as well as a luxurious bathroom with twin hand basins and a stand alone double bath by Boffi.

Other features of note include a cinema room with 5.1 surround sound, wine store, steam room, a gymnasium and a galleried sitting area.

Outside there is covered parking for two vehicles plus additional parking space enclosed by remote controlled gates.



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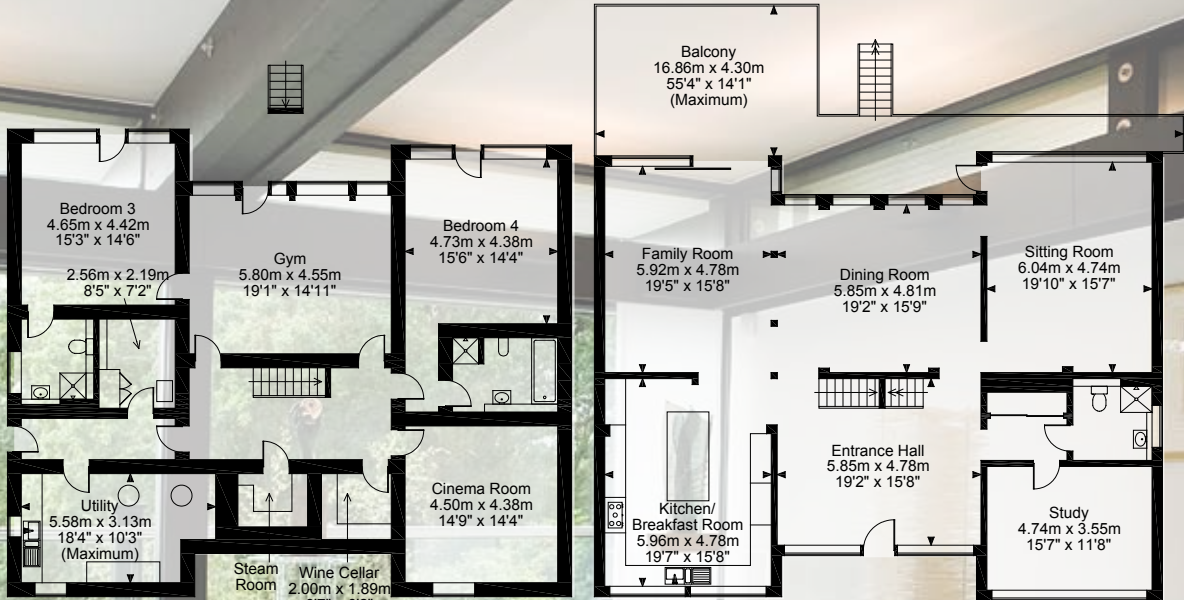
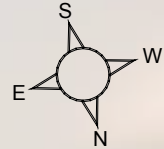
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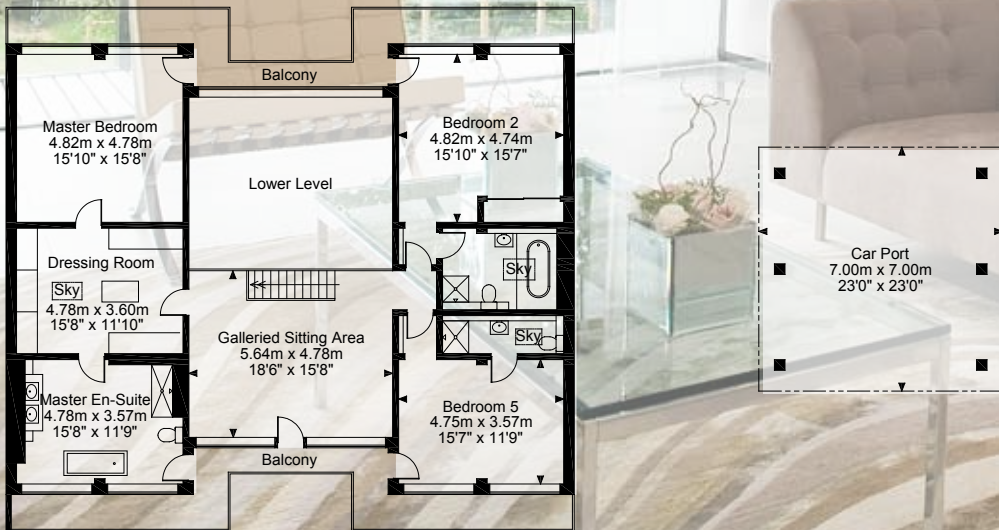


The Haus, Mount Grace Drive, Poole
Approximate Gross Internal Area
Main House = 5357 Sq Ft/497 Sq M
Car Port = 527 Sq Ft/49 Sq M
Total = 5884 Sq Ft/546 Sq M



Lower Ground Floor

Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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