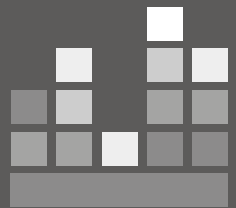


14

MOUNT GRACE DRIVE





computer generated image of Mount Grace Drive

SUPERB DESIGN BY AWARD-WINNING ARCHITECTS, TERENCE O'ROURKE

"The attention to detail and quality of the finishing achieved by Husen Developments, elevates our projects with them. They create inspirational homes that realise the design potential and present the blend of materials chosen to an exceptional standard."

Terry Williams, Technical Director, **Terence O'Rourke Ltd**



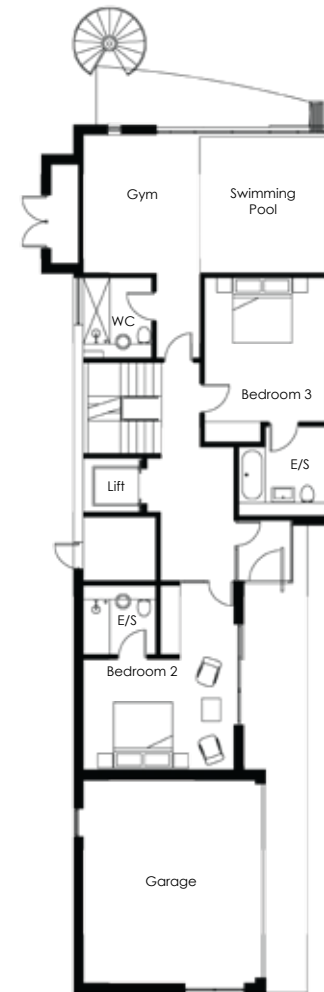
computer generated image of Mount Grace Drive

A PRIVATE SECLUDED DEVELOPMENT OF 2 LUXURIOUS HOMES

Set well back from the road, this secure gated development has stunning harbour views. These two detached luxury homes will be built to the highest engineered standards by award winning developers, **HUSEN DEVELOPMENTS**



computer generated images of Mount Grace Drive



Ground Floor

PLOT 1

3600 *sq ft*

Ground Floor

metric imperial

- Bedroom 2 **4410 x 3720mm** (14'5" x 12'2")
- Bedroom 3 **5640 x 4608mm** (18'6" x 15'1")
- Swimming pool **4627 x 7433mm** (14'0" x 24'4")



First Floor



Second Floor

First Floor

metric

imperial

- Master Bedroom **7740 x 4608mm** (25'4" x 15'1")
- Kitchen/Living Area **8814 x 7433mm** (28'11" x 24'4")

Second Floor

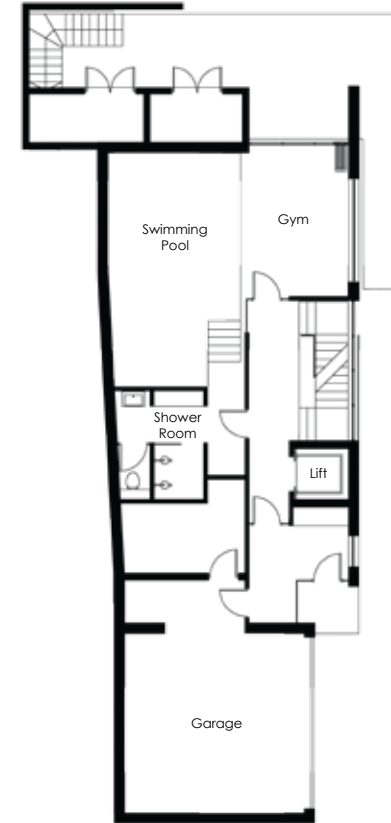
metric

imperial

- Lounge **7616 x 5473mm** (24'11" x 17'11")



computer generated images of Mount Grace Drive



Lower Ground Floor

PLOT 2

4200 *sq ft*

Lower Ground Floor

metric imperial

- Swimming Pool 7350 x 7167mm (23'6" x 24'1")

Ground Floor

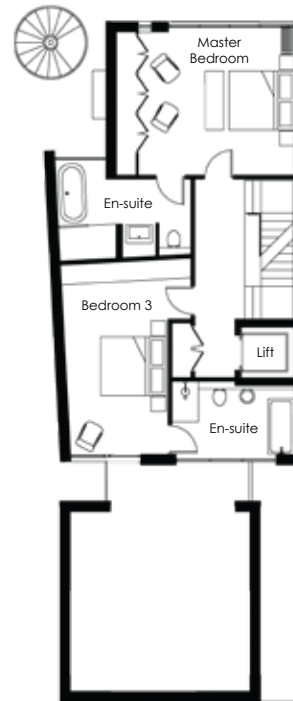
metric imperial

- Bedroom 2 5907 x 3980mm (19'4" x 13'0")
- Kitchen 5345 x 4045mm (17'6" x 13'3")
- Dining Room 4530 x 5445mm (14'10" x 17'10")

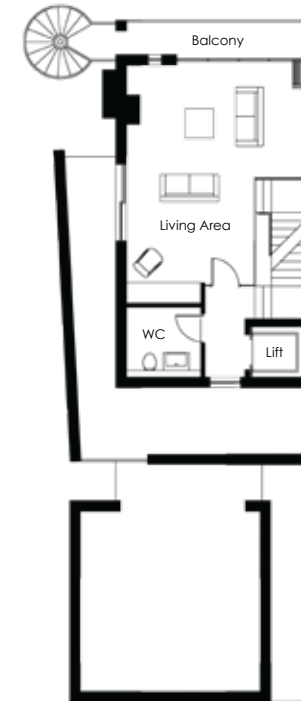
FLOOR PLANS



Ground Floor



First Floor



Second Floor

First Floor

metric

imperial

- Master Bedroom **4530 x 5445mm** (14'10" x 17'10")
- Bedroom 3 **5497 x 5500mm** (18'0" x 18'1")

Second Floor

metric

imperial

- Living Area **7286 x 5445mm** (23'10" x 17'10")

SPECIFICATION

- 10 Year Premier Guarantee
- Superb design by award - winning architects **Terence O'Rourke**
- Terracotta rainscreen cladding to exteriors
- Aluminium window frames
- Lift to all floors
- Indoor swimming pool
- Gas fired under floor heating throughout
- Air exchange/heat recovery ventilation system
- C-bus intelligent lighting throughout
- Integrated audio-visual system
- Bespoke German doors and joinery throughout
- Luxury bathrooms with resin floors
- High spec kitchen, including appliances by **Gaggenau** and **Miele**
- Fitted wardrobes to all bedrooms





Typical Husen Developments interior furnishings

Husen Developments aim to set new standards in design, construction and quality of finishing with these stunning new homes.

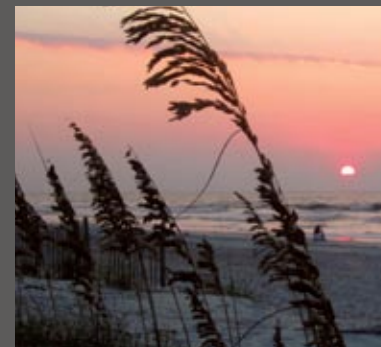
LOCATION

LOCATED IN ONE OF THE
FINEST SPOTS ON THE
PICTURESQUE SOUTH
COAST...

14 Mount Grace Drive is a hidden corner of the world famous **Poole Harbour** with its renowned **Sandbanks**, water sports in abundance, marina's, golf courses, the historic port of Poole and ten miles of blue flag sandy golden beaches.

Poole Park is also just a short distance from **Mount Grace Drive** offering more water borne activity sports, boating lake, and a number of facilities for the little ones.

We are proud to offer you these new contemporary homes set in this picturesque part of the south coast with all these facilities on your door step, all encompassed in an area boasting one of the lowest crime rates in the UK.



Husen Developments was founded with one sole objective; to create modern homes for discerning buyers, built to outstanding quality of fit and finish, in the areas best locations.

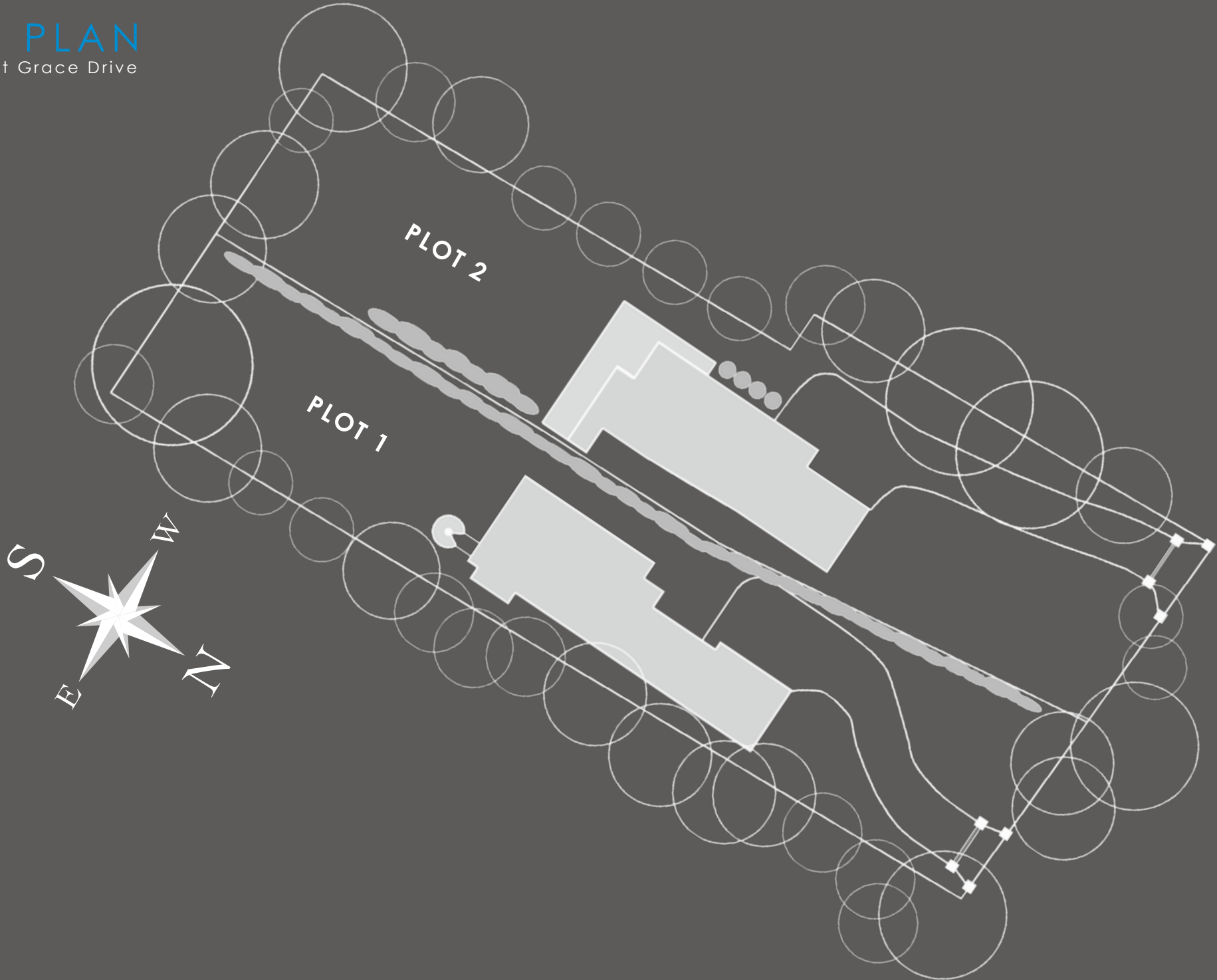
Be it a waterfront mansion or a town centre development of flats, the same pride in the job and dedication to creating truly special homes is consistent throughout. As well as the external appearance, much thought is invested in how the internal layouts are set out, helping to ensure that each home is a pleasure to live in for generations to come.



Previous Husen Developments

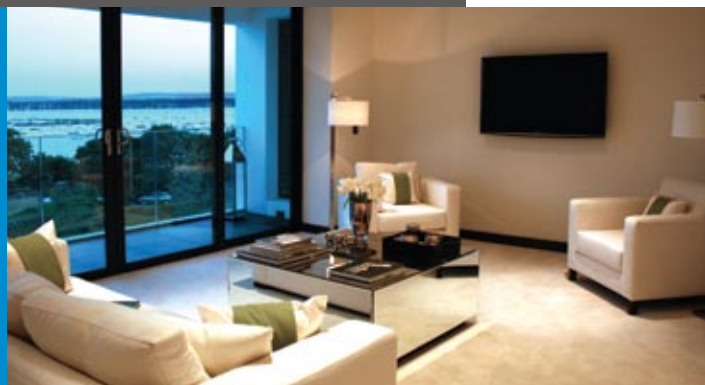
SITE PLAN

14 Mount Grace Drive



34 WHITECLIFF RD

ALL THREE SOLD



3 Detached properties in a secure gated development, each 3500sq ft

Features include:

- Specialist finishes to floors and walls
- Panoramic views of Poole Harbour from Lounge / Kitchen and Bedroom 1
- Air Exchange / Heat Recovery System
 - Underfloor heating throughout
 - Intelligent lighting system
 - Lift to all floors

Premier Awards 2010:

Architectural Design
Best Small Development

Images of 34 Whitecliff Road

14 ALINGTON ROAD

SOLD OFF PLAN

8000sq ft of engineered luxury.
A waterfront mansion finished to
the highest standards

Features include:

- Indoor pool with hydraulic moveable floor
- Cinema
- Gym / Sauna
- Underfloor heating throughout
- Intelligent lighting system
- Specialist finishes to floors and walls
- Guest Suite
- Whole House automation
- Energy efficient solar and ground source heat pump
- Water harvesting and garden irrigation system
- Lift to all floors



Images of 14 Alington Rd

29a WESTERN AVENUE

SOLD

5800sq ft Single storey residence
set in a mature landscape

Features include:

- Central enclosed atrium
- Indoor swimming pool
- Separate guest suite
- Underfloor heating throughout
- Intelligent lighting system

Premier Awards 2009:

Best Architectural Design

Best New Home

Daily Mail Property Awards 2009:

Best New Home, Dorset



Images of 29a Western Avenue



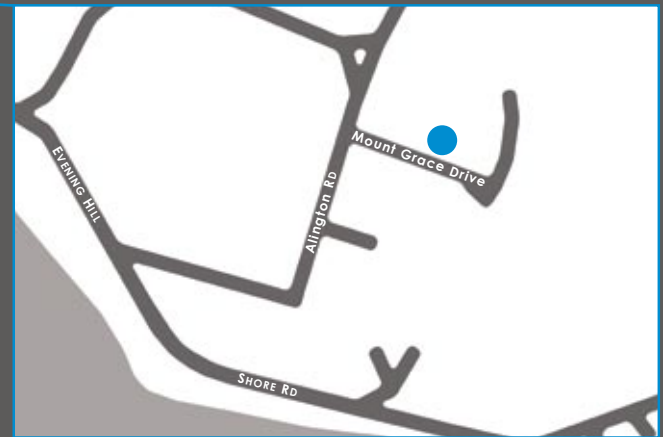
POOLE HARBOUR

BROWNSEA ISLAND

PARKSTONE GOLF CLUB

CANFORD CLIFFS

TO BOURNEMOUTH



HUSEN Developments Limited

www.husendevs.com

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 **LLOYDS**
property group
01202 **708044**

Tailor Made
ESTATE AGENTS
01202 **706006**

Important Notice: 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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