



**2 Lions Court, Wimborne Road, Lytchett  
Matravers, Poole, Dorset, BH16 6HQ**



## 2 Lions Court, Wimborne Road, Lytchett Matravers, Poole, Dorset, BH16 6HQ FREEHOLD PRICE £925,000

A rather unique 4/5 bedroom multigenerational home with self contained luxury one bedroom annex bungalow, all set on a good size plot with excellent parking, garaging, outhouses and backing onto a rural setting. The original home was built in 2005, forming part of a small development of 2 homes and updated in 2022 by the current owners. The main home converted one of the double garages into a ground floor bedroom, added a ground floor utility room and shower room, along with a new kitchen/family room, and extended lounge/dining room. The home has a very practical layout with 4 double bedrooms, ensuite and family bathroom upstairs and is all decorated in uplifting tones. Added also was a brand new beautiful self contained one bedroom annex, all on one level, so feeling like a bungalow. This beautiful property has a private entrance, delightful kitchen/dining room, cloakroom, bedroom with ensuite, and sitting room with views over the private garden. Externally the plot is set off the road, offering excellent parking for up to 10 cars, a single garage and further outbuildings. A wonderful property with the annex ideal as a granny annex, home and income, or a place for an extended family.

- A 4/5 double bedroom home with a luxury self contained one bedroom annex bungalow, approaching 3000 sq ft
- Set off the road in a semi rural location in Lytchett Matravers
- Beautifully presented throughout with stylish décor
- Multigenerational home with a very flexible layout
- The main home has a recently fitted kitchen/family room with a new shaker style kitchen with work tops over to form a breakfast bar and integrated appliances to include oven, hob, extractor, dishwasher and space for fridge/freezer
- Separate utility room with boiler, water softener and space and plumbing for washing machine
- Ground floor refitted shower room within proximity to bedroom 5 (ground floor)
- The double garaging to the main home has been updated to include one side being bedroom 5/office and the other one still used as a garage with electric door
- Recently refurbished lounge/dining room to incorporate a feature pair of large windows, allowing light to flood in, and doors out to the garden
- Wood effect flooring throughout the ground floor accommodation
- Bedroom one with walk in wardrobe, further fitted wardrobes and en suite shower room. Further 3 bedrooms with built in wardrobes
- Newly fitted bathroom with four piece suite to include a double shower cubicle
- Annex to include its own private entrance leading to a large kitchen/dining room fitted in a range of shaker style units and extensive cupboards providing excellent storage. Kitchen with integrated oven, hob, extractor, fridge/freezer, dishwasher and washing machine
- Annex cloakroom plus bedroom with ensuite shower room
- Annex sitting room with doors out to a well tendered private garden with patio, gravel areas and greenhouse
- Fabulous garden approaching 100' and backing onto farmland with large patio, lawned area, garden shed and further outbuildings, ideal as a workroom or conversion possibilities
- Gas central heating, double glazing and owned solar panels providing low cost energy
- Off road parking for up to 10 cars on the driveway. Please note that 2 Lions Court owns the driveway with 1 Lions Court having access over and 2 parking spaces (inset brick border to outline)
- Excellent EPC rating of B

Lytchett Matravers is a Dorset village with a community feel situated at the gateway to the Purbeck Hills and the Dorset heathland, overlooking the waters of Poole Harbour. It is almost six miles equidistant from Wareham, Wimborne and Poole. This attractive village has small range of shops, popular public house called the Rose and Crown and provides much sought after schools for all ages through Lytchett Matravers Primary and Lytchett Minster School.

Council Tax F

EPC B







**ANNEX KITCHEN DINING ROOM**



**ANNEX SITTING ROOM**



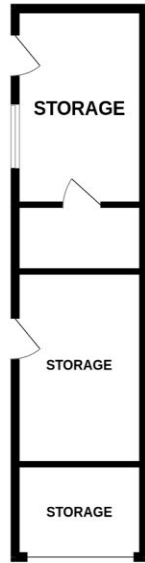
**ANNEXE BEDROOM**



**ANNEX EN-SUITE SHOWER ROOM**

TOTAL FLOOR AREA : 2976 sq.ft. (276.5 sq.m.) approx.

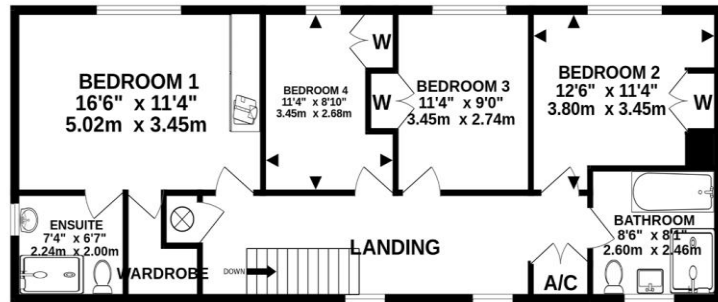
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



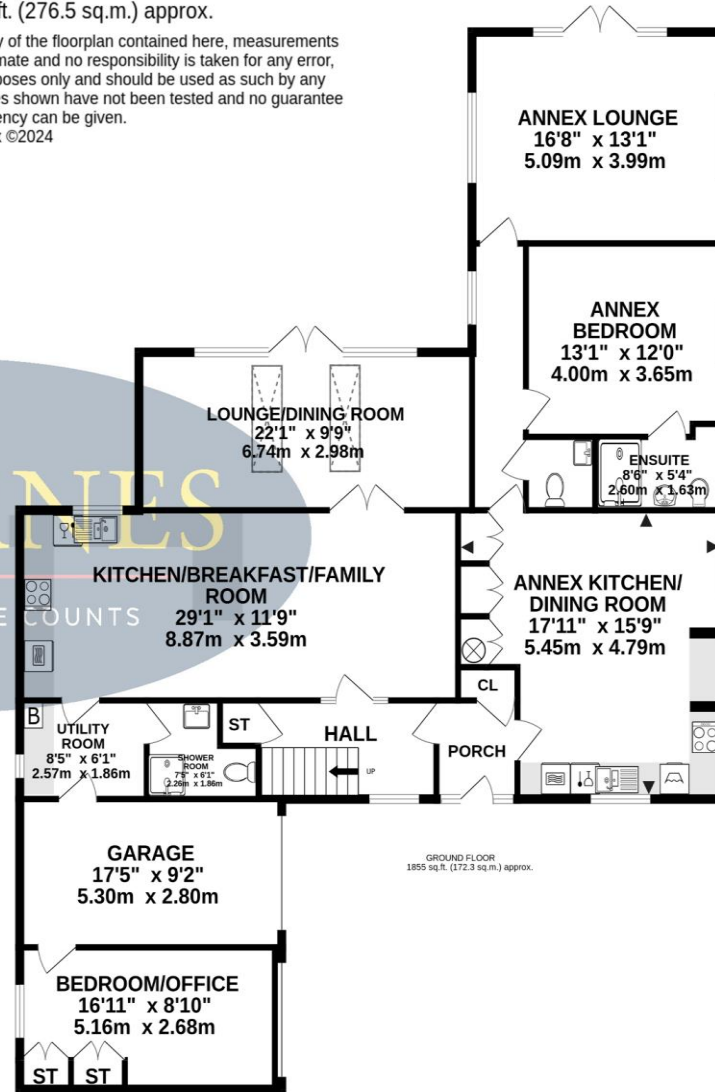
NOT LOCATED IN EXACT POSITION  
290 sq.ft. (26.9 sq.m.) approx.

# HEARNES

WHERE SERVICE COUNTS



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



GROUND FLOOR  
1855 sq.ft. (172.3 sq.m.) approx.





**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE