



40 Wareham Road, Lytchett Matravers, Poole, Dorset. BH16 6DR

- Immaculately Presented Detached Family Home
- Four Generous Double Bedrooms
- Three Contemporary Bathrooms
- Secluded Plot with Gated Entrance
- Landscaped Rear Garden
- Insulated Garden Office / Outbuilding
- Semi-Rural Village Setting
- Walking Distance to Local Amenities



PROPERTY DESCRIPTION

An exceptional four-bedroom detached residence offering over 2,200 sq ft of beautifully remodelled accommodation, set within a private and tranquil plot on the edge of the highly regarded village of Lytchett Matravers. The property benefits from a gated driveway, oversized car port, landscaped gardens and a superb garden office. Early viewing is highly recommended to fully appreciate the quality and setting of this home.

Two Trees underwent a comprehensive refurbishment in 2021 and is presented to an impeccable standard throughout. Despite its peaceful semi-rural position, the property enjoys excellent convenience, with village amenities within walking distance and the larger towns of Poole and Wimborne easily accessible.

Accommodation

A gated entrance opens onto a shingle driveway providing ample off-road parking and access to an oversized car port.

The welcoming entrance hall is flooded with natural light and features a striking oak and glass balustrade staircase rising to the first floor. To the rear of the property, the principal reception rooms are arranged to maximise views over the garden, creating an ideal environment for both everyday living and entertaining.

The sitting room is generously proportioned and features oak double doors leading through to the kitchen/dining room, allowing the space to be opened up for sociable living or closed off to create a more intimate snug.

The kitchen/dining room is a superb open space with ample room for a large dining table. The kitchen is fitted with a comprehensive range of high-quality base and wall units with oak worktops and integrated appliances, including an eye-level oven and microwave, dishwasher, fridge/freezer and induction hob with extractor.

A separate utility room provides additional storage, fitted units, a double cupboard and space for a washing machine and tumble dryer.

Bedroom two is located on the ground floor and is a spacious double room featuring a square bay window, fitted wardrobes and a beautifully appointed en-suite shower room finished with Porcelanosa tiling, vanity basin, WC and heated towel rail.

Completing the ground floor is a stylish cloakroom with WC and vanity basin.

To the first floor, a large galleried landing leads to three further double bedrooms and two bathrooms. The principal bedroom is light and spacious, benefiting from fitted wardrobes and a fully tiled en-suite shower room with Porcelanosa tiles, walk-in rainfall shower with handheld attachment, vanity basin, WC and heated towel rail.

Bedrooms three and four are both generously sized doubles with views across the rear garden and adjoining fields. They are served by a luxurious family bathroom comprising a freestanding bath, separate shower, vanity basin and WC.

Outside

The rear garden is predominantly laid to lawn with a large patio area directly adjoining the property, ideal for outdoor dining and entertaining. The garden is thoughtfully landscaped with mature trees, shrubs and well-stocked borders, providing a high degree of privacy.

To the rear of the garden is a large, insulated garden office with power and storage, currently utilised as a home office and enjoying a superb outlook across the garden.

Location

Lytchett Matravers is a highly regarded Dorset village offering a strong sense of community, local shops, public houses and everyday amenities, all within easy reach. The village is particularly popular with families, falling within the catchment for the well-regarded Lytchett

ROOM DESCRIPTIONS



FLOORPLAN & EPC



Ground Floor

First Floor

Reception Room

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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