



Oakhurst, Deans Drove, Lytchett Matravers, Poole, Dorset. BH16 6EQ

- Architect-designed detached home built in 1986 and beautifully extended.
- Stunning vaulted kitchen/diner with French doors opening onto the terrace and garden.
- Spacious living room and separate dining room, ideal for family life and entertaining.
- Four well-proportioned bedrooms, including a large principal suite with en-suite and dressing area.
- Utility room and ground-floor shower room, perfect for families and outdoor pursuits.
- Private, mature rear garden with Indian stone terrace, raised herb bed and summerhouse.
- Peaceful edge-of-village location with immediate access to countryside walks.
- Excellent transport links to Poole, Bournemouth, Dorchester, Wimborne and London Waterloo.
- Integral garage and generous driveway

ground floor layout featuring a
8a, High Street, Lytchett Matravers, BH16 6BQ
ed home office and a useful store room.

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PROPERTY DESCRIPTION

A beautifully extended architect-designed home on the edge of the village

Oakhurst, an attractive architect-designed property originally built in 1986, returns to the market for the first time since it was last sold in 2012. Constructed with brick elevations beneath a tiled roof, this beautifully presented home has been thoughtfully extended to provide spacious, versatile accommodation, an integral garage and a wonderfully private rear garden.

A highlight of the ground floor is the superb kitchen/dining space, featuring a stunning vaulted extension that opens directly onto the terrace—an exceptional setting for modern family living and entertaining. Throughout the home, the layout flows naturally, with well-proportioned rooms and practical additions including a dedicated home office, utility room and ground-floor shower room.

Internal Accommodation

Ground Floor

A welcoming entrance hall sits at the centre of the home, giving access to the principal living areas. To the right, the living room (4.09m × 5.47m) offers generous proportions and a bright, airy feel with a wide bay-style window overlooking the front garden.

The adjacent dining room (3.43m × 4.31m) is ideal for family gatherings and links seamlessly with the showpiece kitchen/diner (4.08m × 5.99m). This impressive room features a vaulted dining section with French doors opening onto the terrace and gardens, a central island and extensive work surfaces—perfect for both everyday use and entertaining.

A utility room adjoins the kitchen and provides access to a ground-floor shower room, useful after outdoor activities.

To the front of the property, the spacious office (2.54m × 5.33m) is ideal for home working or hobbies, and from here you can access the integral garage (2.64m × 5.33m). A ground-floor WC and store room complete the practical layout.

First Floor

The first-floor landing leads to four well-proportioned bedrooms and the family bathroom.

The impressive principal bedroom (3.58m × 7.43m) is notably spacious and features fitted wardrobes as well as an en-suite bathroom with both bath and separate shower facilities. The room is large enough to accommodate a dedicated dressing area.

There are three further bedrooms:

- Bedroom Two (4.08m × 3.70m) – a generous double overlooking the rear garden, with fitted wardrobes
- Bedroom Three (3.44m × 3.65m) – a double with built-in wardrobe storage
- Bedroom Four (2.57m × 3.70m) – a comfortable single or small double

A well-appointed family bathroom and an airing cupboard complete the accommodation.



Outside

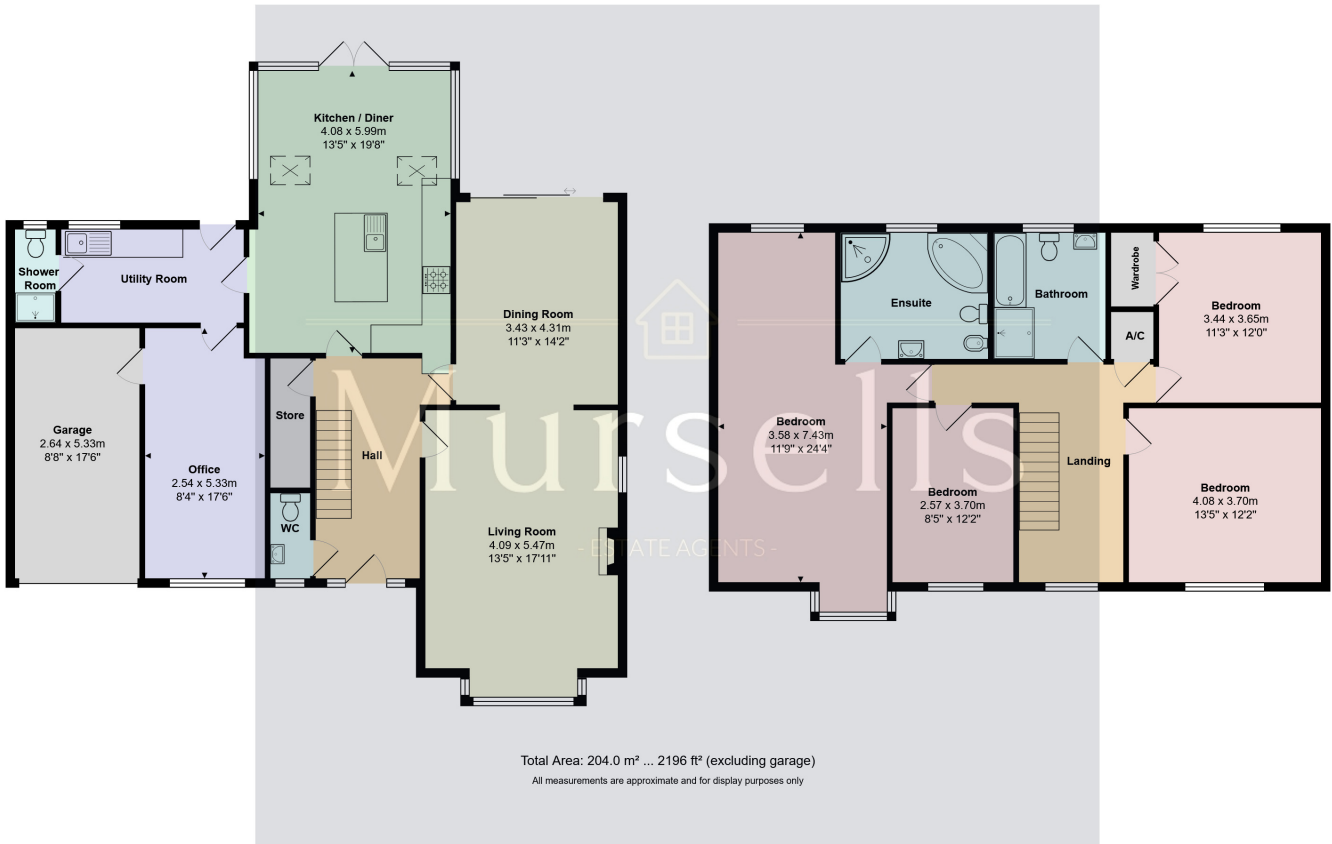
Oakhurst is approached onto a driveway providing ample parking for several vehicles and access to the integral garage. The front garden is laid to lawn and framed by mature hedging and well-stocked borders, offering a private approach and a good degree of privacy.

ROOM DESCRIPTIONS



FLOORPLAN & EPC

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(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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