



# Arne Lodge, Eldons Drove, Lytchett Matravers, Poole, Dorset. BH16 6HH

- Desirable Village Location
- 4 Double Bedrooms/1 Ensuite
- South Facing Rear Garden with Views
- Plot Size Over 0.25 Acre
- Ample Off Road Parking
- Detached Garage & Outbuilding
- Lytchett Schools Catchment
- Planning Permission For Rear Extension





## PROPERTY DESCRIPTION

Welcome to this delightful chalet bungalow on a much sought after road located in the popular village of Lytchett Matravers. Within walking distance of the village centre, with its local amenities and excellent schools, this charming home offers a blend of modern comforts and serene countryside living.

### Ground Floor

The heart of the home is the stylish kitchen, featuring integrated appliances and a spacious dining area, perfect for family meals and entertaining. Adjacent to the kitchen, you'll find a convenient separate utility room, providing additional storage and laundry facilities.

At the rear of the property, the inviting lounge boasts large windows that frame stunning views of the magnificent garden and French doors that lead onto the patio. Cozy up by the multi-fuel burner on cooler evenings, creating a warm and inviting atmosphere.

### First Floor

Ascend to the first floor to discover four well-appointed double bedrooms. The main bedroom is a true retreat, offering breathtaking views over the Purbecks. The en-suite bathroom is designed for luxury with dual hand basins and a walk-in power shower.

The family bathroom is beautifully tiled and offers the convenience of both a bath and shower.

### Outdoor Space

The outdoor space of this property is nothing short of spectacular. The expansive south-facing rear garden is a haven for nature lovers, with a separate grassy area that gently slopes down into the valley, creating a sense of tranquillity and space. Additional features include a detached garage and a small outbuilding, providing ample storage and potential for various uses.

This charming chalet bungalow on Eldons Drive is the perfect blend of comfortable family living and beautiful surroundings. Don't miss the opportunity to make this your dream home. Contact us today to arrange a viewing!





# ROOM DESCRIPTIONS

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APPROXIMATE BOUNDARY  
GUIDE PURPOSE ONLY

# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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