



**'Sunnybanks' 19 Ashbrook Walk  
Lytchett Minster, Poole BH16 6HY**



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## FREEHOLD GUIDE PRICE £650,000 - £675,000

A most attractive 4 double bedroom, 3 reception room, 3 bathroom (2 en suite) detached family home set in a village location in an exclusive development of just 22 homes built in 2000. The property is set on a corner plot with a sunny south facing garden, conservatory, double garage with large workshop and off road parking for 4/5 cars. **NB this sale is subject to the owner finding a property to buy with completion not before April 2025. Also, since the photos were taken the owner has moved back into the property.**

Located in a picturesque quiet cul-de-sac setting, with a truly village feel, Sunnybanks forms part of this distinctive development built by renowned local builders FH Cummings. Each home has been individually designed by the builders in a style in keeping with the character properties of the area. This charming home is only 200 yards from the local country pub, a few hundred yards to Lytchett Park with its range of sports fields and pre-school nursery and within half a mile to Lytchett Minster School and Church.

The owner has lived in the home since new and has thoroughly enjoyed his time there. The particularly spacious accommodation includes a wonderful sitting room with high ceilings and a log burner leading onto a conservatory which opens out into the gardens. A farmhouse cream shaker style kitchen/breakfast room with built-in appliances includes a fridge, freezer, dishwasher, 5 ring 'Whirlpool' hob with extractor and a 'Creda' oven and separate grill. This bright and sunny room has a lovely large picture window overlooking the garden. There is a separate utility room with stable door out to the garden and a ground floor cloakroom. The ground floor accommodation feels spacious and bright with a study and dining room facing the front of the property all with double glazed sash windows.

The property is well presented with original fittings and upstairs there are 4 good sized double bedrooms, all with fitted wardrobes and 2 with en suite shower rooms. The split level landing adds character, and all the bathrooms are fully tiled. The house further benefits from attractive double glazed windows and gas central heating.

The property has double wooden gates leading to a parking area as well as a detached double garage and enclosed workshop. The south westerly facing garden is attractively laid out with an area of lawn and patio area. There is also a timber summer house, a strip of land and a brook which is included with the property.

The village of Lytchett Minster is 6 miles from Poole Town Centre and 6.5 miles from Wimborne. It lies in the Purbeck local district and forms part of the civil parish of Lytchett Minster and Upton. It is home to several manor houses, one of which now hosts the local secondary school Lytchett minster School. The A35 dual carriageway bypasses the village to the east and south giving easy access to Dorchester and the west, and in the other direction Poole, Bournemouth and Southampton.

COUNCIL TAX BAND: G

EPC RATE: C

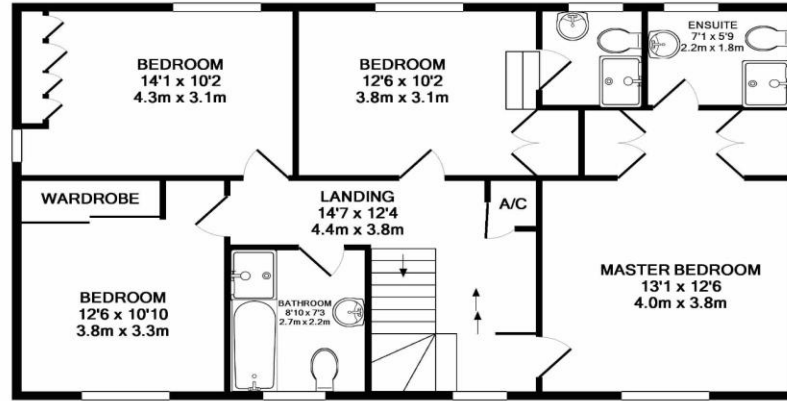
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



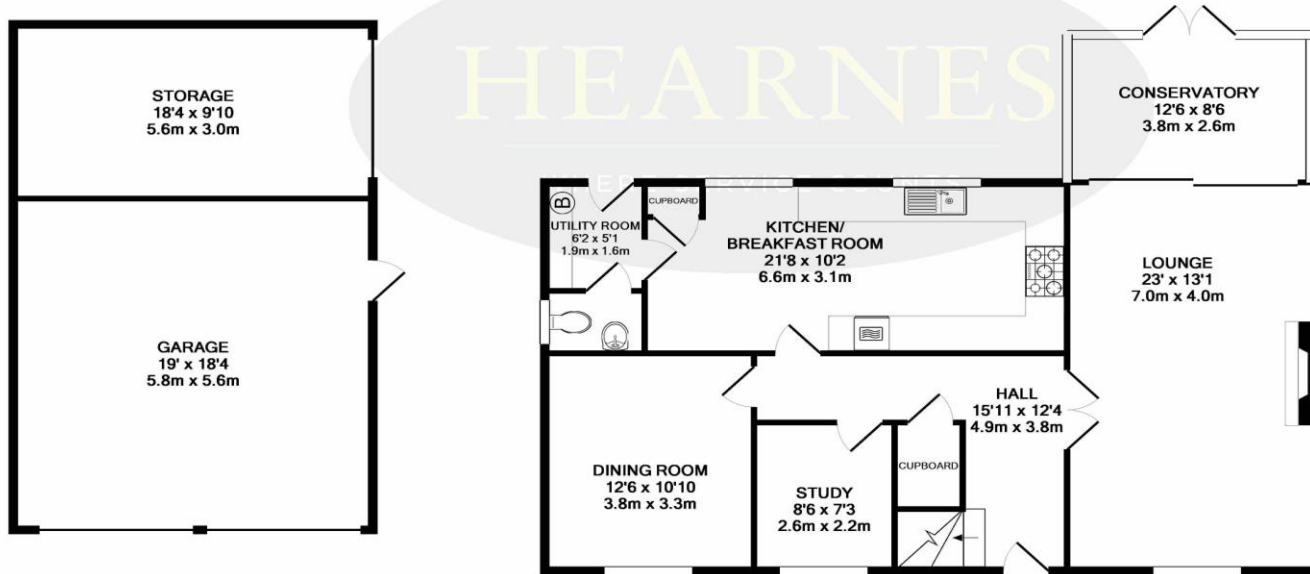








1ST FLOOR  
APPROX. FLOOR  
AREA 874 SQ.FT.  
(81.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1505 SQ.FT.  
(139.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2379 SQ.FT. (221.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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