



2008

**HEARNES**

WHERE SERVICE COUNTS

**108 Wareham Road, Lytchett Matravers,  
Poole BH16 6DT**

# 108 Wareham Road, Lytchett Matravers, Poole BH16 6DT

## FREEHOLD PRICE £535,000

An attractive, modern 4 bedroom, 2 reception room detached home with kitchen/breakfast room, separate dining room/snug, large lounge with French doors leading to the rear, ensuite shower room, downstairs cloakroom, garage with parking in front and driveway for one vehicle. Built in 2008, the property has an enclosed rear garden with a cornered sun trap decking area, and further patio leading from the kitchen, perfect for social family barbeques. The property has been cherished over the past 15 years by a lovely family of 4, and viewing is highly recommended to appreciate its qualities.

- A charming 4 bedroom detached home built in 2008
- Modern fitted kitchen including matte finish grey shaker style units with marble effect counter tops, fan oven with gas hob and extractor fan above, integral dishwasher, space for washing machine, breakfast bar area, all fitted in 2024
- Separate dining room which could be used as a separate snug or downstairs bedroom
- Good sized lounge with electric fire and French doors to the rear garden
- Family bathroom, including shower over bath,
- Master bedroom to include fitted wardrobes and fully tiled en-suite shower room
- 3 further bedrooms all including fitted wardrobes
- Downstairs cloakroom
- Attractive enclosed rear garden with smart decking and patio
- Garage at the rear having power and lighting with space for parking in front
- Double glazing and gas central heating throughout

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, two popular public houses called the Rose and Crown and The Chequers, as well as a doctors surgery and a library. The area provides much sought after schools for all ages through Lytchett Matravers Primary and Lytchett Minster School.

**Maintenance charges:** £351 per annum to include communal lighting, grounds maintenance and gardening.

**COUNCIL TAX BAND: E**

**EPC RATE: C**

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

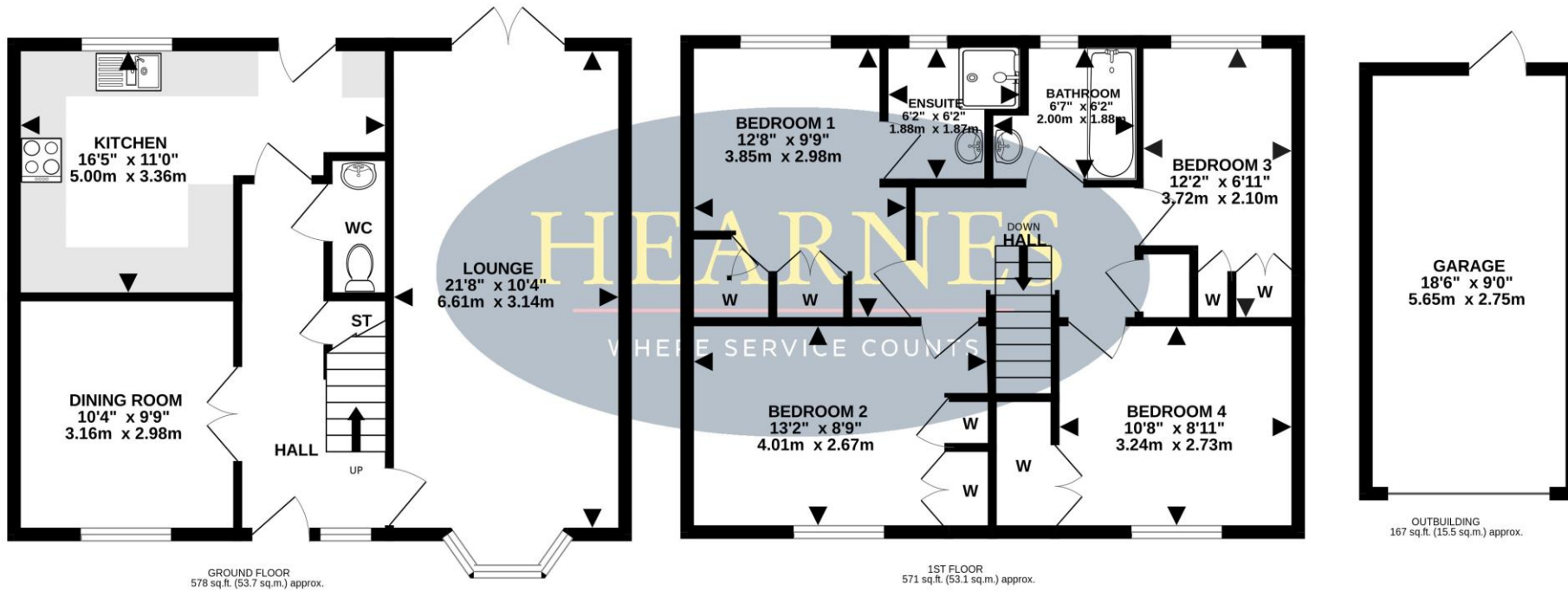




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1316 sq.ft. (122.3 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.  
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[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