



19 Glebe Road, Lytchett Matravers,
Poole, BH16 6EJ

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19 Glebe Road, Lytchett Matravers, Dorset, BH16 6EJ

Freehold Guide Price £600,000 - £615,000

A unique gem, this substantial detached chalet-style home offers three double bedrooms and three bathrooms, together with a fully self-contained annex, all tucked away within a semi-rural cul-de-sac setting. The ground floor centres around a spacious open-plan kitchen/dining area which flows into the integral annex, comprising a modern kitchen, lounge, shower room and generous double bedroom. Originally converted in 2010 to facilitate multi-generational living, the annex has more recently been utilised as a lucrative Airbnb. The first floor features a superb family room with direct access to a southerly-facing balcony enjoying stunning 180-degree views. The master bedroom benefits from fitted wardrobes and a large en-suite bathroom, while two further double bedrooms are served by a 'Jack and Jill' style bathroom. Externally, the rear garden is immaculately maintained and enjoys a southerly aspect, with a large patio and lawn, bordered by mature shrubs and planting. To the front, is a substantial driveway providing off-road parking for up to five vehicles. This special property has been a much-loved home for over 15 years, with the current owner now looking to downsize locally within Dorset.

- An incredibly versatile 3 double bedroom, 3 bathroom chalet style house with a self-contained 1 double bedroom annex
- Spacious open plan kitchen/dining/dayroom with sliding doors leading to the loggia and rear garden
- Kitchen includes several shaker style units and worktops above, with integrated Bosch appliances such as electric oven and grill and induction hob with extractor above. There is also space for a dishwasher and under counter fridge
- Self-contained ground floor annex converted in 2010, which comprises of a modern kitchen, lounge/dining room, shower room and spacious double bedroom. It has been used most recently as a productive Airbnb grossing approximately £7000 - £8000 per annum
- Utility room and downstairs cloakroom
- First floor family room having a fabulous southerly facing balcony with electric awning and far reaching 180-degree views over farmland
- Master bedroom with fitted wardrobes and spacious ensuite bathroom
- 2 further double bedrooms, sharing a 'Jack and Jill' styled shower room
- Southerly-facing rear garden with patio and lawn, bordered by mature planting
- Generous driveway with off road parking for 5 vehicles minimum
- Tucked-away semi-rural cul-de-sac position
- Gas central heating and double glazing throughout

This home is set in Glebe Road, in Lytchett Matravers, which is a Dorset village with a community feel situated at the gateway to the Purbeck Hills and the Dorset heathland. It is almost six miles equidistant from Wareham, Wimborne and Poole. This attractive village has small range of shops including a Tesco, two popular public houses called the Rose and Crown and The Chequers, as well as a doctor's surgery and a library. The area provides much sought-after schools for all ages through Lytchett Matravers Primary and Lytchett Minster School.

Council Tax E EPC Rating: D







ANNEX KITCHEN



ANNEX LOUNGE

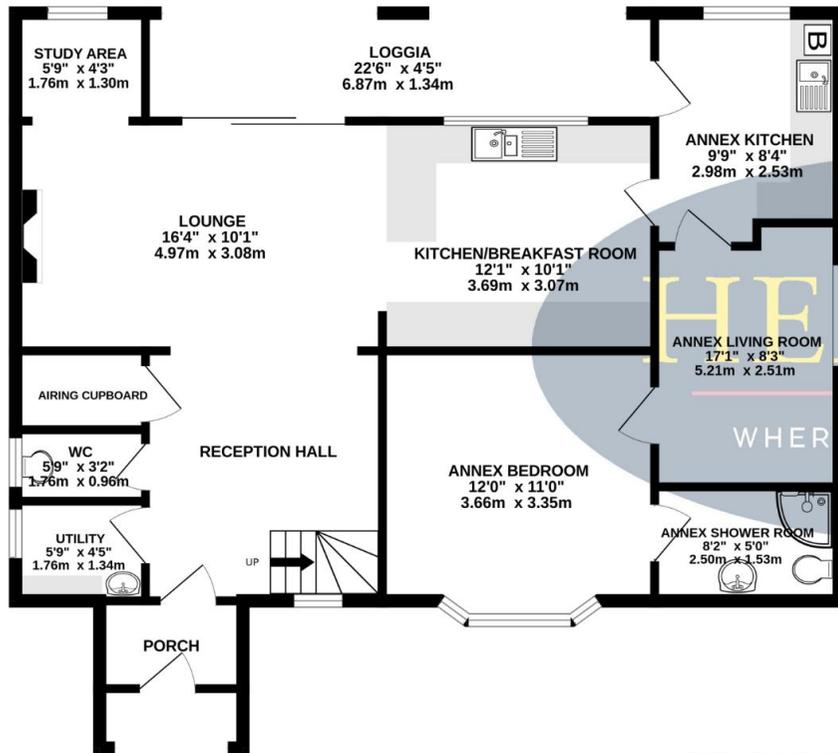


ANNEX BEDROOM

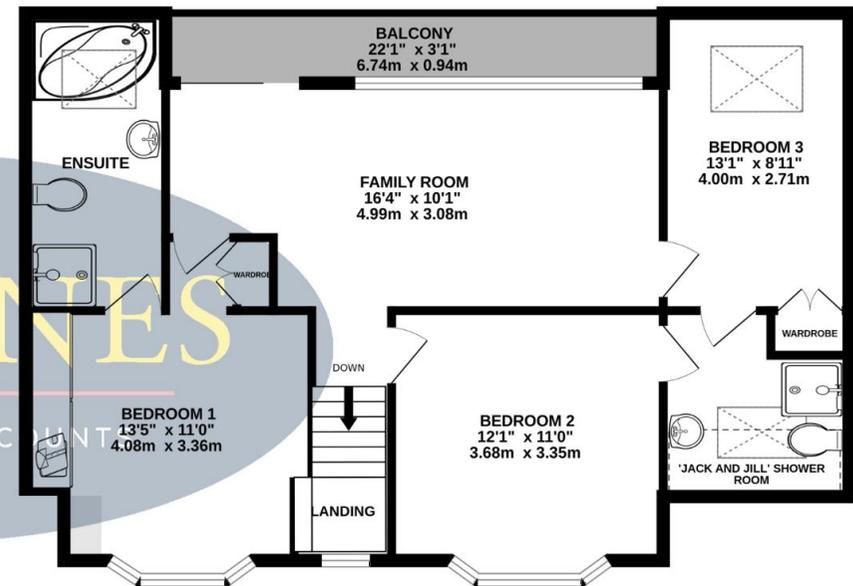


ANNEX SHOWER ROOM

GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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