



**HEARNES**

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**Wareham Road, Lytchett Matravers,  
Dorset BH16 6DT**

# Wareham Road, Lytchett Matravers, BH16 6DT

## Freehold Guide Price £600,000 - £625,000

An immaculately presented 1776 square foot, three double bedroom non-estate detached family home centred in the middle of a .2 of an acre plot with a fantastic 65ft driveway and frontage and generous 60ft – 50ft rear garden and set in the popular village of Lytchett Matravers within walking distance of the High Street and in the catchment for Lytchett Minster School. This superb family home was built in 1997 for the current owners and to design it they drew on a number of years' experience of buying homes in the second-hand market and knew exactly what would work for a family home. The owner was involved with every intricate detail to make sure this was the perfect home and that it would stand the test of time. They wanted the property to be in the middle of the plot so that there was plenty of room for off road parking and a large degree of privacy from the front garden, they also wanted a generous rear garden where they could grow vegetables, as well as a place to relax and dine outside.



- 3 double bedroom detached home, built in 1997, and although in its original condition, is immaculately presented throughout
- Offering further extension possibilities to add on 2 more bedrooms over the garage (subject to planning) with the foundations in place
- 2 reception rooms, along with a conservatory which leads to the garden
- Kitchen/breakfast room fitted with a range of wooden units with integrated appliances to include Neff double oven, 4 ring gas hob and freestanding dishwasher and undercounter fridge
- Separate utility room with washing machine, sink, space for fridge/freezer, gardener's loo and further downstairs cloakroom
- Bedroom one with fitted wardrobes and an ensuite shower room
- Bedroom two with fitted wardrobes and bedroom three, currently used as a study
- Garage/workshop, with access from the utility room and timber summer house
- The superb rear garden is 60ft – 50ft and landscaped with a paved patio, mature trees, shrubs and a fantastic vegetable patch which has paving around the area where the vegetables are growing, allowing you to pick the vegetables without treading into the soil. There is also an outbuilding on a concrete standing with power and light which could be used as a study.
- The owner has found a forward purchase



Lytchett Matravers Pre-School and Primary just over 100 yards away and Lytchett Manor Senior school is in the next village. Located around six miles from the port town of Poole and the market towns of Wareham and Wimborne, Lytchett Matravers is a historical village this is mentioned in the Domesday Book and pronounced Litchet. Offering a diverse range of architecture within the village ranging from 14th Century buildings to later style contemporary design the village is surrounded by a sea of green belt countryside.



NB Some of external photographs were taken in the Summer

Council Tax: E

EPC Rating: D

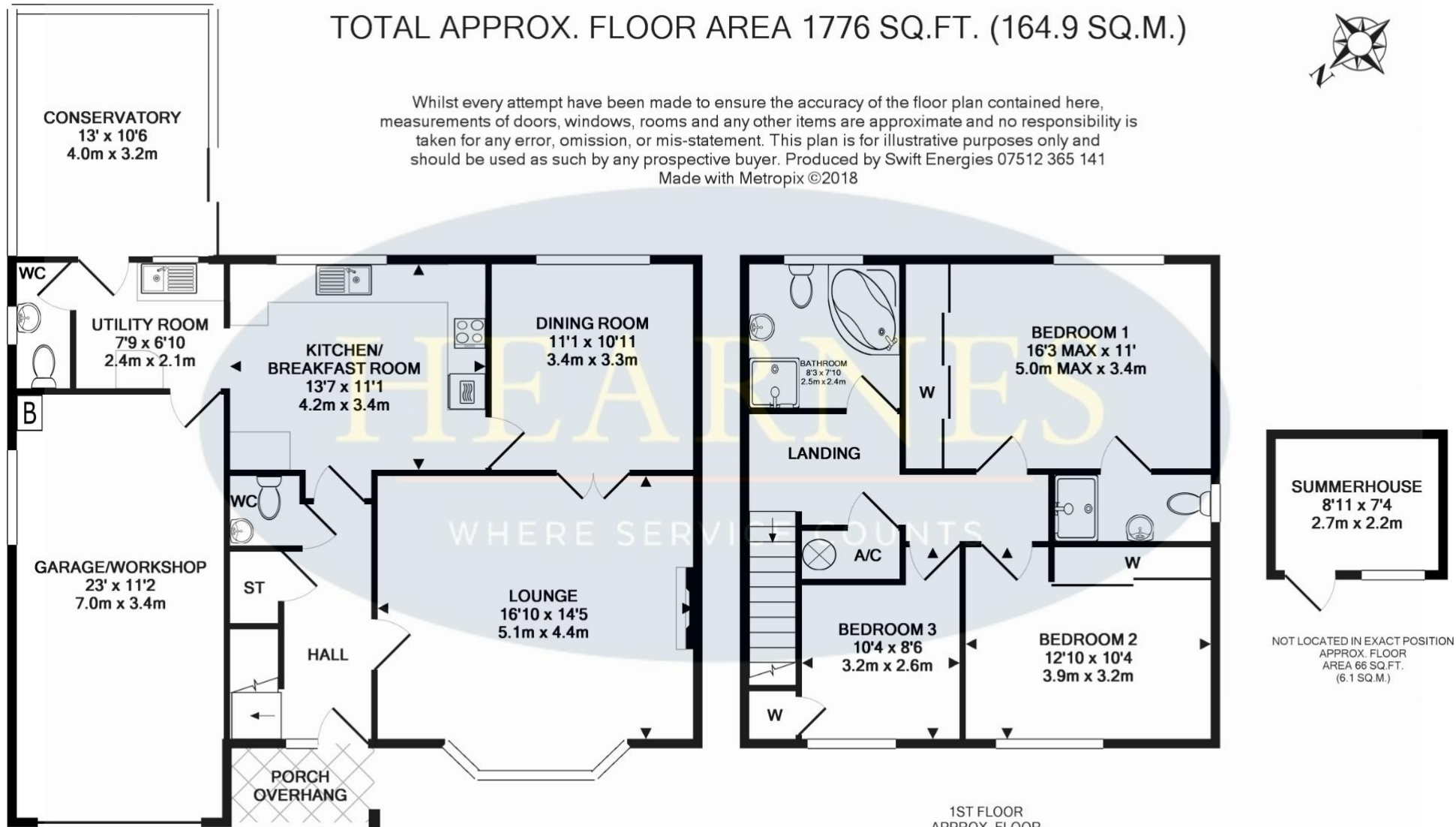
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1776 SQ.FT. (164.9 SQ.M.)



Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1093 SQ.FT.  
(101.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 617 SQ.FT.  
(57.3 SQ.M.)

NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 66 SQ.FT.  
(6.1 SQ.M.)





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