



17 Lime Kiln Road, Lytchett Matravers, Poole, Dorset. BH16 6EL

- Attractive three-bedroom thatched cottage in sought-after village
- Semi-detached with charming kerb appeal
- No Forward Chain
- Spacious 19'11" living/dining room with dual aspect
- Modern first-floor shower room + ground floor WC
- Garage located to the rear plus garden shed
- Enclosed private garden with rear access



PROPERTY DESCRIPTION

A charming three-bedroom semi-detached thatched cottage with garage and garden — offered with no forward chain.

Situated in a quiet and attractive residential setting within the well-regarded village of Lytchett Matravers, this delightful semi-detached thatched cottage offers instant kerb appeal and a warm sense of homeliness from the moment you arrive. Believed to date from the late 1990s, the property blends the romance of a traditional thatch with the convenience of modern construction, creating an inviting and manageable home ideal for a variety of lifestyles — from first-time buyers and young families to those seeking a Dorset retreat.

The front door opens into a welcoming hallway with useful under-stairs cupboard and a ground-floor cloakroom. To the left sits a generous dual-aspect living room measuring an impressive 6.07m in length, providing ample space for both seating and dining, with natural light enhancing the cozy cottage feel. The kitchen sits to the rear, fitted with a range of units and integrated appliances (with washer/dryer and potentially dishwasher being free-standing items — to be confirmed on fixtures and fittings). A door opens directly to a low maintenance garden, making everyday living and summer entertaining simple and enjoyable.

Upstairs, the property offers three bedrooms — two comfortable doubles and a further single which could make an ideal nursery or home office. The principal bedroom spans over 12ft in width, while the other two rooms are well-laid out and naturally lit. Completing the first floor is a shower room and an airing cupboard located off the landing.

Outside, the cottage enjoys an enclosed garden with space for outdoor seating, planting and relaxation, along with a garden shed in fair condition for storage. A single garage lies to the rear of the property (with the ability to park one vehicle to the front of the garage), providing secure parking or workshop space. The thatch was last attended to around ten years ago, and with no listed status in place, future alterations and improvements should be more straightforward subject to usual consents.

The property is offered for sale with no forward chain, allowing a smooth and uncomplicated purchase process — a rare opportunity in such a desirable village location.



ROOM DESCRIPTIONS



FLOORPLAN & EPC

Mursells



Total Area: 82.0 m² ... 882 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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