



**38 Glebe Road, Lytchett Matravers,
Poole, Dorset, BH16 6EH**

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Freehold Price £700,000

A substantial 4/5 bedroom detached property built in 1986, exceeding 2300 square foot (including double garage) of versatile accommodation and positioned in an incredibly peaceful cul-de-sac location. The spacious downstairs accommodation includes a large entrance hall, dining room, lounge with sliding doors to the garden, kitchen/breakfast room, conservatory, study/bedroom 5, utility space, a cloakroom and majority Karndean flooring throughout. All bedrooms are well proportioned doubles on the first floor, with the master bedroom having a walk-in dressing room area and a modern ensuite bathroom. There is a southerly facing balcony with stunning far-reaching views looking over rural fields and distant harbour views perfect for a relaxing evening. The well maintained rear garden is 55ft wide and 50ft long, fully enclosed and includes a suntrap patio seating area, summer house with power and lighting and side access on both sides of the house. Other benefits include a large driveway for a minimum of 4 vehicles, double glazing, underfloor heating throughout and can be offered with no forward chain! The home has been cherished by a lovely family of 3, enjoying the incredibly peaceful position, rural walks but still being a short drive to the centre of Poole.

- A superb 4/5 bedroom detached home with 2300 square foot of versatile accommodation set in a very quiet and tucked away cul-de-sac
- Fabulous family home offering well-proportioned rooms and accommodation
- Living/dining room with bay window
- Lounge with electric fireplace and sliding doors to the rear garden
- Kitchen/breakfast in a range of high gloss cream units with work tops over and space for range style double cooker, with fitted extractor above, dishwasher and fridge/freezer
- Double glazed conservatory with power and light and doors to the rear garden
- Downstairs study/bedroom 5
- Utility room with wash basin, plumbing and space for washing machine and downstairs cloakroom
- Master bedroom to include dressing room and large modern ensuite bathroom with bath and shower above, double sink with vanity unit below and wc
- Spacious galleried landing with airing cupboard and sliding doors leading to a southerly facing balcony with beautiful countryside views
- Modern family bathroom to include bath, separate shower, wash hand basin with vanity unit below and wc
- Fitted wardrobes in bedrooms 1,2 and 3
- Fully enclosed rear garden to include sun trapped patio, good sized lawned area and summer house with outdoor power behind.
- Double garage with power, lighting and electric up and over door
- Fully block paved driveway with parking for a minimum of 4 vehicles
- Underfloor heating and double glazing throughout
- No forward chain!

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, 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.

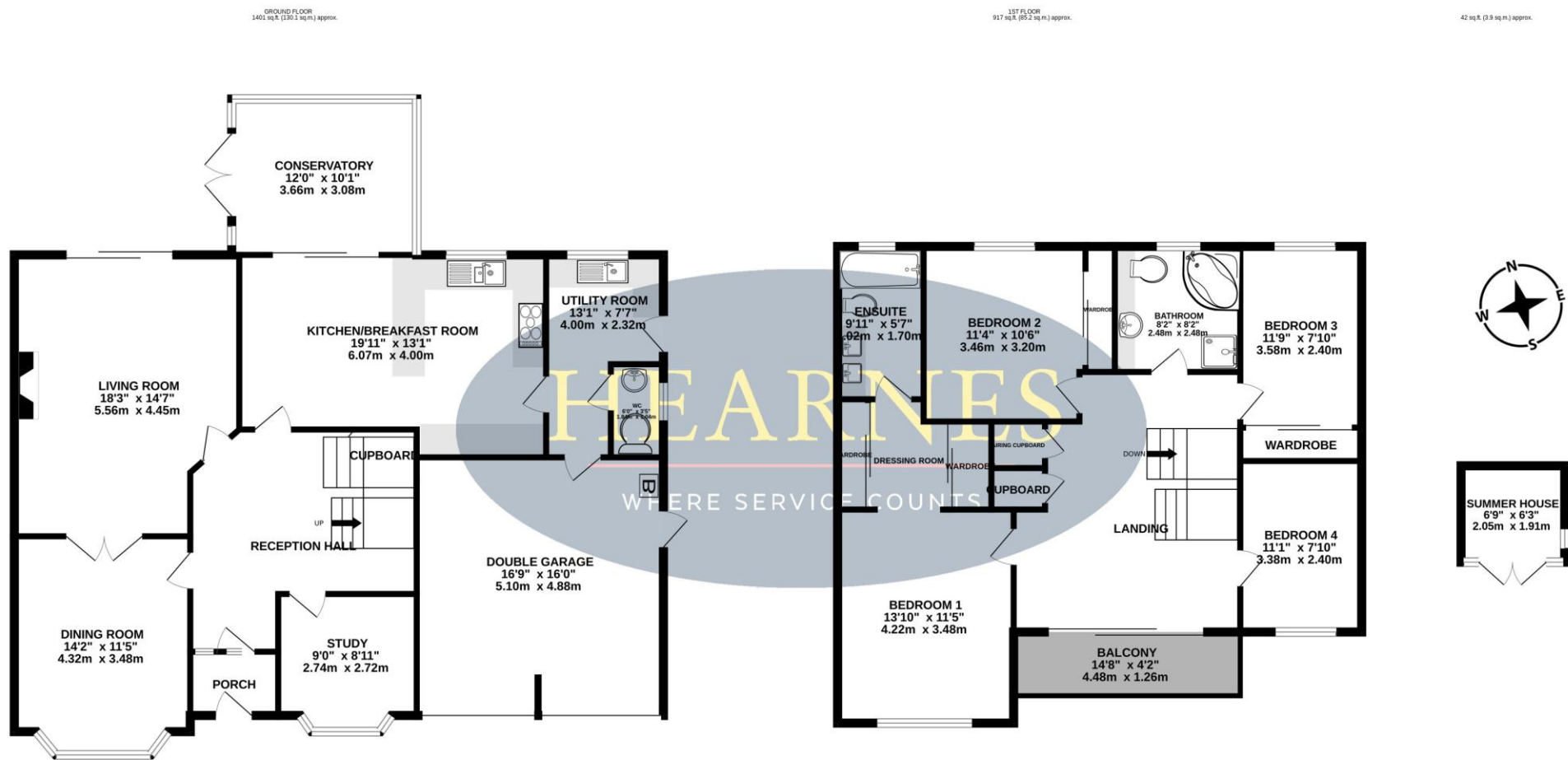
COUNCIL TAX BAND: F

EPC RATE: D









TOTAL FLOOR AREA : 2360 sq.ft. (219.3 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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