



Spy House, Middle Road, Lytchett Matravers, Poole, Dorset. BH16 6HJ

- Super Eco Home
- 4 Double Bedrooms
- Fantastic Views
- Solar Panels
- Summer House
- Lounge With Feature Fireplace
- Kitchen/Diner With Neff Appliances
- No Forward Chain



PROPERTY DESCRIPTION

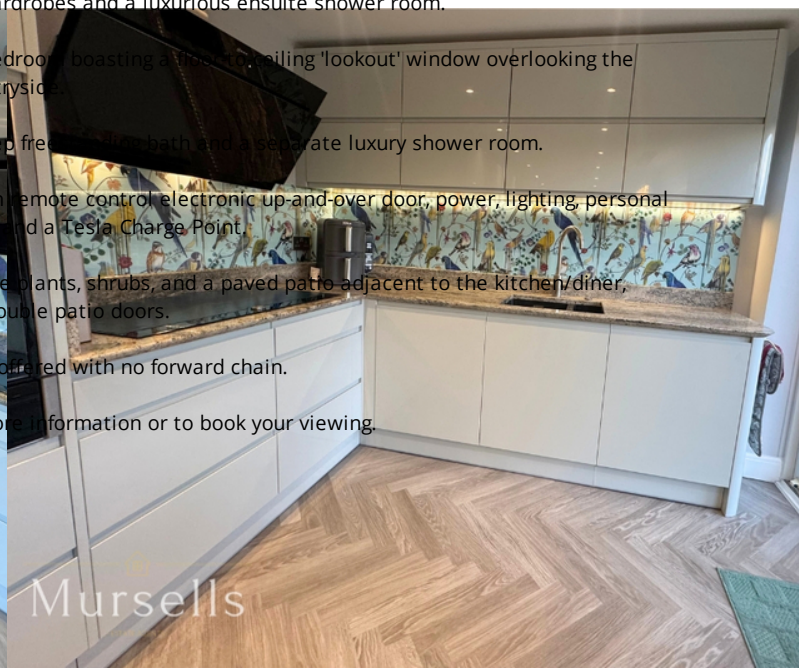
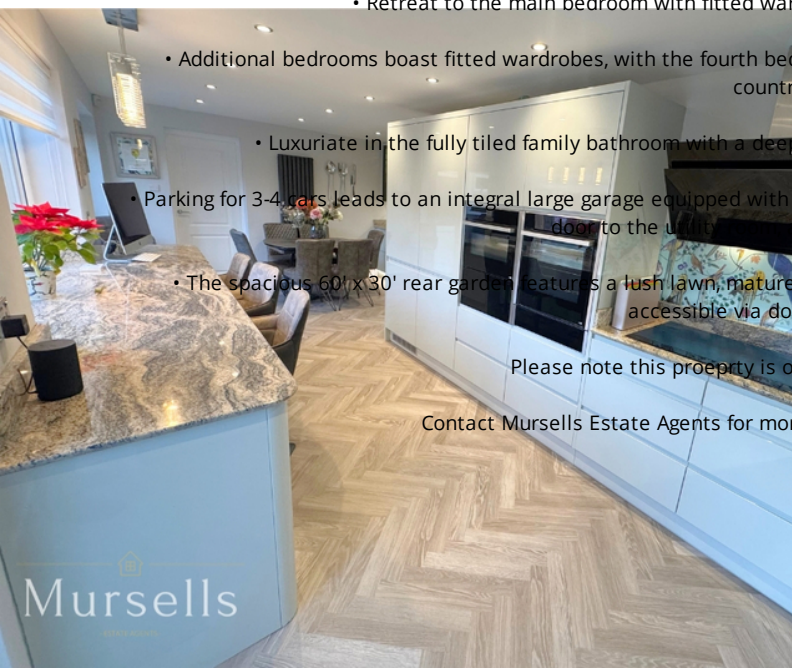
Perched in an elevated position, Spy House stands as a testament to eco-efficiency, boasting 4 spacious double bedrooms, 3 bathrooms, and detached living spaces. Erected over 45 years ago, this home has undergone a meticulous renovation by its current proprietors, evolving into a contemporary haven. Revel in its splendid kitchen/dining area, complete with integrated Neff appliances, while the inviting lounge features a striking natural gas 'Rais Visio' fireplace.

Additional amenities include a separate utility room, downstairs cloakroom, and upscale bathroom fixtures. Spy House, a bastion of solidity and comfort, is superbly insulated, boasting an efficient 'B' EPC rating. Resting tranquilly in Lytchett Matravers village, this property boasts a charming garden, expansive driveway, and double garage. Situated atop what was once Spy Farm, this residence enjoys panoramic views of the surrounding semi-rural landscape.

- Pristine 4-bedroom home, offering elevated living and picturesque semi-rural vistas.
- Impressive 'B' EPC rating, featuring insulated walls, floors, and loft, along with solar roof panels generating FIT revenue. Benefit from a high-pressure heating system with solar-powered hot water storage, two electric car charging points, and LED lighting throughout.
- Embrace the convenience of modern living with a state-of-the-art 'Smart' home system, including Face Recognition Access Control, CCTV, Alarm System, Echo voice-activated lights, and Hive heating.
- Indulge in the sleek kitchen, outfitted in 2024 with Handleless units in the soothing hue of 'Sea Foam', granite countertops, and integrated Neff appliances. A breakfast bar offers garden views, complemented by plinth lights, dimmable mood lighting, and clear glass splashbacks with customizable wallpaper.
- Discover a utility room with sink and storage, as well as a Samsung washer-dryer machine.
- Enjoy the dual-aspect lounge, featuring a central 'Rais Visio' Danish gas fireplace and ample space for entertainment.
- Retreat to the main bedroom with fitted wardrobes and a luxurious ensuite shower room.
- Additional bedrooms boast fitted wardrobes, with the fourth bedroom boasting a new skylight 'lookout' window overlooking the countryside.
- Luxuriate in the fully tiled family bathroom with a deep freestanding bath and a separate luxury shower room.
- Parking for 3-4 cars leads to an integral large garage equipped with remote control electronic up-and-over door, power, lighting, personal door to the utility room, and a Tesla Charge Point.
- The spacious 60'x30' rear garden features a lush lawn, mature plants, shrubs, and a paved patio adjacent to the kitchen/diner, accessible via double patio doors.

Please note this property is offered with no forward chain.

Contact Mursells Estate Agents for more information or to book your viewing.

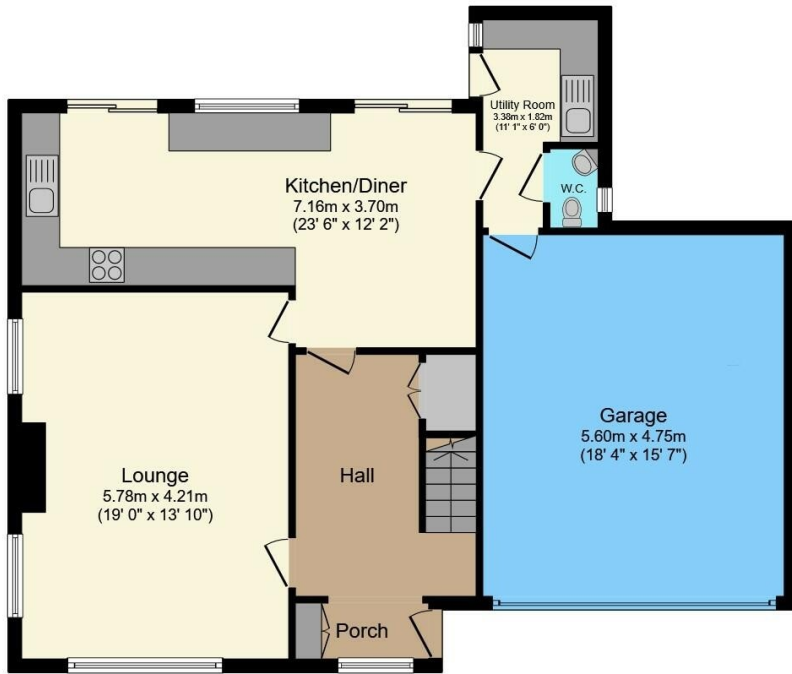


ROOM DESCRIPTIONS



FLOORPLAN & EPC

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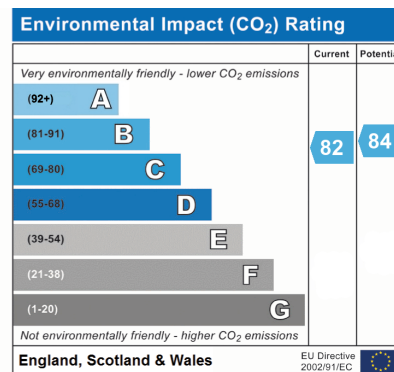
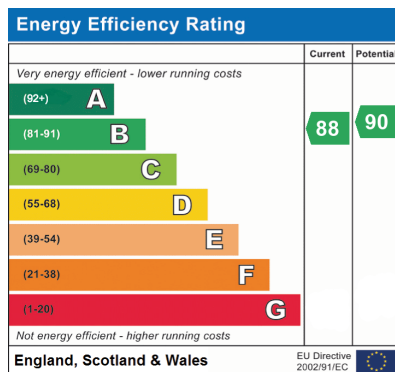


Ground Floor



First Floor

TOTAL FLOOR AREA 165.8m²
(1,785 sq ft) Approx



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