



Westbrook Dolmans Hill, Lytchett Matravers, Poole, Dorset, BH16 6HP

Asking Price **£695,000**

- Four Bedrooms
- Stunning Gardens
- Workshop
- Elevated Rural Views
- Well Serviced Village
- Rural Family Home
- Garage & Driveway
- Huge Potential
- Approx 0.4 Acre Plot
- No Forward Chain

# Westbrook Dolmans Hill, Poole BH16 6HP

An incredibly rare opportunity to purchase a rural property with four double bedrooms, set on approx 0.4 acre plot in Lytchett Matravers with stunning surrounding views. With enormous potential for modernisation and further extension (subject to planning) the property is offered for sale with NO FORWARD CHAIN!



Council Tax Band: D



### Dolmans Hill, Lytchett Matravers

We are delighted to be appointed sole agents in the sale of this spacious family home with an enviable rural location on the outskirts of Lytchett Matravers. Beyond the stunning wrap-around gardens, you are surrounded by stunning views over rural farm land and towards the Purbeck Hills. The property has four double bedrooms and whilst in slightly dated condition, the property is perfectly liveable for any prospective buyer. In our opinion, there is enormous potential for modernisation and further expansion (subject to planning permission). Set within approximately 0.4 of an acre plot, we believe this property represents a thoroughly unique opportunity.

The property is situated in a rural location towards the end of Dolmans Hill in Lytchett Matravers; a well serviced village approximately 5 miles from Poole Town Centre. With fantastic schools, doctors and local amenities (Tesco Express), the area is fast becoming one of the most desirable among those looking to establish a home in the Dorset area.

The spacious accommodation comprises; four double bedrooms (two downstairs, two upstairs), kitchen/dining room, separate lounge, generous hallway, family bathroom downstairs, shower room upstairs and conservatory - An exciting opportunity for you to make this your own and enjoy the stunning views and space around you. Further benefits include; garage with remote roller door, driveway, workshop, double glazing, front porch, AGA style cooker in the kitchen, central heating (oil fired) and so much more.

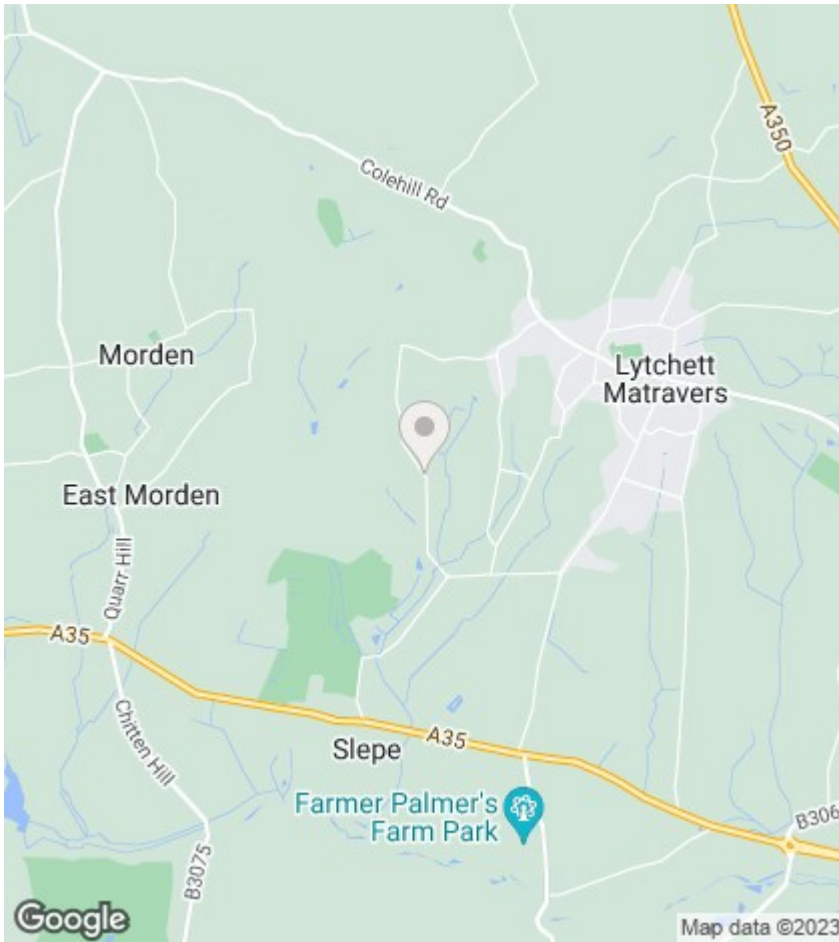
The garden is a simply beautiful and peaceful place to be... The land beyond the property gently slopes away giving way to fantastic rural landscape, which we believe to be unrivalled in the local area. With no immediate neighbours to speak of, the property is completely private with well kept gardens surrounding the east, west and south elevations of the property. Mainly laid to lawn with a large area dedicated to growing fruit and vegetables, greenhouse, wood store, mature shrubbery and various fruit trees. Additionally, there is a small paddock area which was purchased separately (with its own title) a few years ago. An ideal space for a

children's play area or those hoping to own chickens, ducks etc for example, subject to the required consents.

High volumes of interested are expected and viewings come highly recommended to avoid disappointment. This can be arranged strictly by appointment via the sole agents.







## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

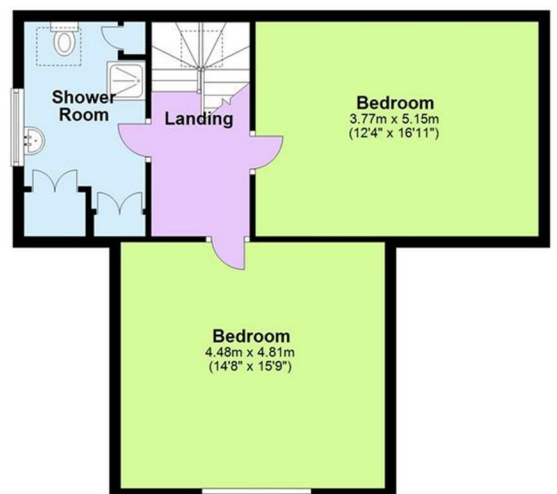
## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Bournemouth Enerov Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement.