



Brackendale Deans Drove, Lytchett Matravers, Poole, Dorset, BH16 6EQ

Asking Price **£850,000**

- Four Double Bedrooms
- Three Reception Rooms
- Ample Driveway Space
- Generous Rear Garden
- Double Garage
- Detached Family Home
- Separate Study
- Hugely Sought After Location
- Heated Swimming Pool
- Internal Viewing Encouraged!

Brackendale Deans Drove, Poole BH16 6EQ

A most imposing, detached family home situated within a hugely sought after road opposite rolling fields and within a short walk from favoured schooling.



Council Tax Band: G



Deans Drove

'Brackendale' combines both well-planned and spacious internal accommodation with a simply fantastic garden space that's ideal for both younger and more mature family dynamics.

Briefly, the property comprises four double bedrooms, a sizeable living room, separate study, dining room with a large patio door, kitchen/breakfast room, conservatory with underfloor heating, three bath/shower rooms and a downstairs toilet. The rear garden offers a great area to entertain or simply to be used as an ideal private space for the family. The outdoor pool is heated by an air source heat pump and is ringed by a lovely patio area and the rest is laid to the lawn for ease of maintenance.

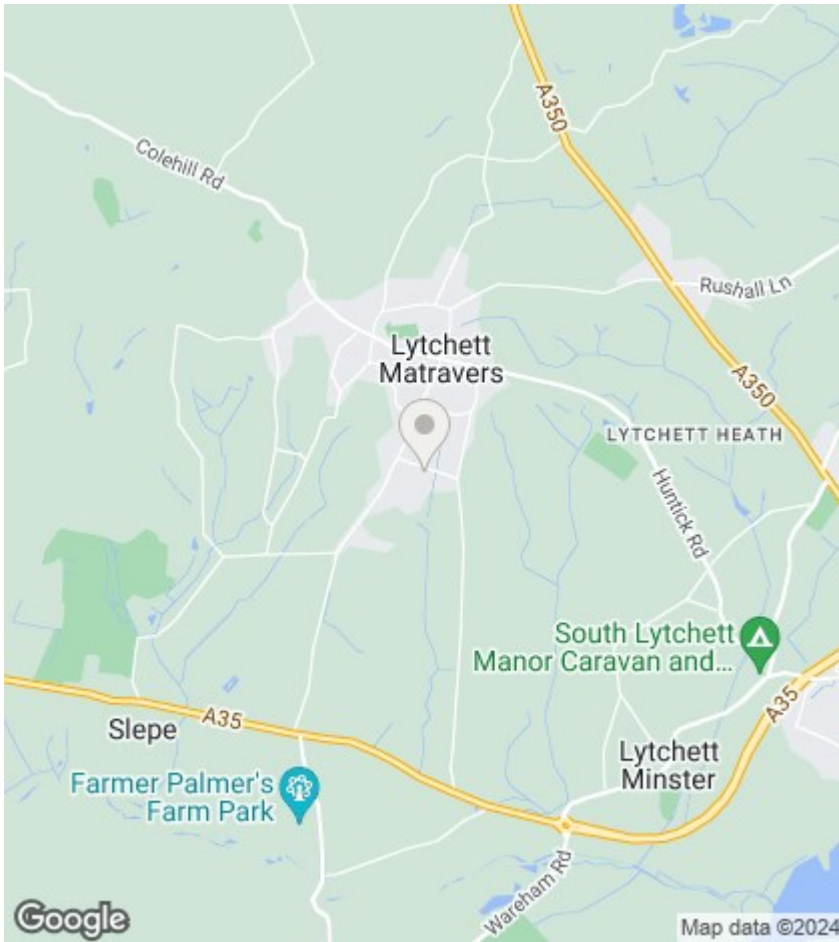
Further benefits include off-road parking for a number of cars to the front of the property; EV charging point; a double garage with electric doors; a boarded loft space for ease of storage; water softener; gas central heating; UPVC double glazing and far reaching views from the first floor of the property.

The property is situated towards the end of Deans Drove in Lytchett Matravers; A well serviced village approximately 5 miles from Poole Town Centre. With fantastic schools and local amenities, the area is fast becoming one of the most desirable among those looking to establish a home in the Dorset area.

To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Brackendale, Deans Drive

