



Wayside Eldons Drove, Lytchett Matravers, Poole, Dorset, BH16 6HH

Asking Price **£450,000**

- Edwardian Character Property
- Two Reception Rooms
- Stunning Rural Views
- Superb Garden
- Village Location
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Garage/Studio
- Gas Central Heating
- Huge Potential (STPP)

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A characterful Edwardian house with breathtaking views towards the Purbeck Hills, fantastic garden and enormous potential to extend (stpp) in a quiet road in Lytchett Matravers.



Council Tax Band: D



Eldons Drove

We are delighted to offer for sale this beautiful Edwardian property, which has been in the family since it was built in 1911. With a huge amount of potential (subject to planning permission), we believe this to be an extremely rare and unique opportunity to purchase a character home in this particular location with stunning views towards the Purbeck Hills and beyond.

Meticulously maintained inside and out by the current owner, the well presented and quite spacious accommodation comprises; two double bedrooms, two reception rooms, modern kitchen, modern bathroom, downstairs toilet, entrance porch and an outside studio room separate from the main part of the house. The main bedroom, lounge and kitchen in particular, enjoy superb elevated rural views that would be very difficult to replicate.

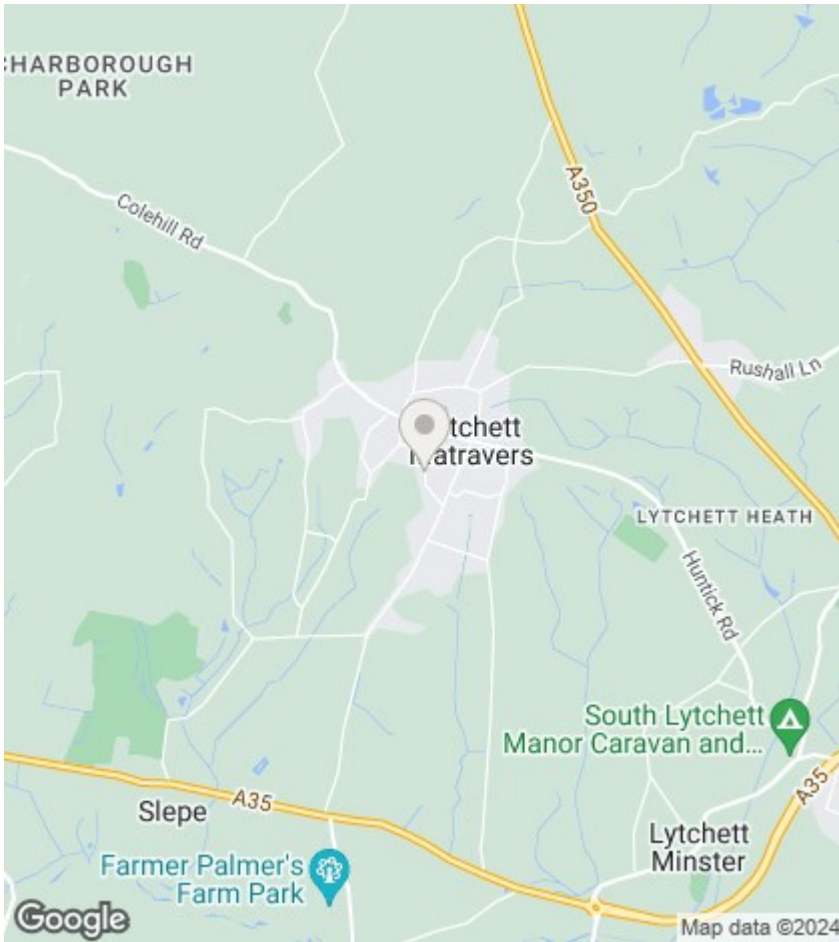
The rear garden gently fades away to reveal the scenery and ensure the picturesque back drop is always on view. Whilst almost impossible to replicate through photography, there is a constant reminder of this special location to be appreciated all year round as one season blends into another. With an abundance of fruit trees, veg patch, lawn area, raised patio (ideal for alfresco dining), side access via secure gate and a substantial garden/potting shed secured with UPVC windows and doors.

The property is situated in Eldons Drove in Lytchett Matravers, approximately five miles west of Poole. A well serviced village 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.

Internal viewing is encouraged to truly appreciate what this property has to offer and can be arranged by calling the sole agents today to avoid disappointment!







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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