



## Brook Cottage Dorchester Road, Lytchett Minster, Poole, Dorset, BH16

615

**Asking Price £495,000**

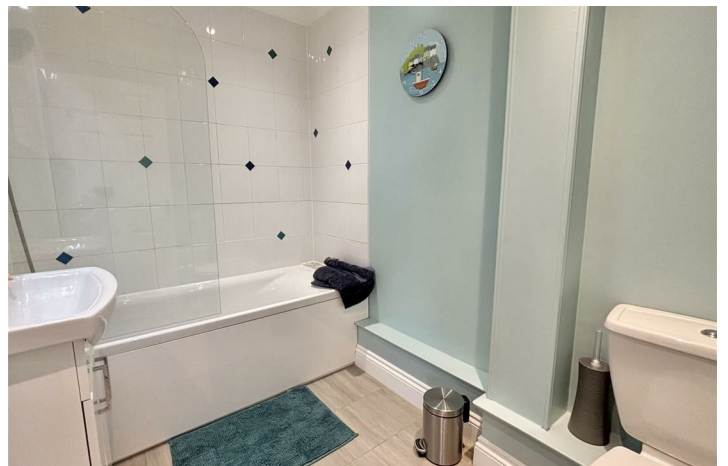
- Four Double Bedrooms
- Semi Detached Family Home
- Lovely Rear Garden
- Double Glazing
- Utility & Boot Room
- Deceptively Spacious
- Gas Central Heating
- Garage & Parking
- Kitchen/Dining Room
- Must Be Seen!

# Brook Cottage Dorchester Road, Poole BH16 6JE

We are delighted to offer for sale this deceptively spacious and versatile family home, located in the heart of Lytchett Minster.



Council Tax Band: F



## Dorchester Road

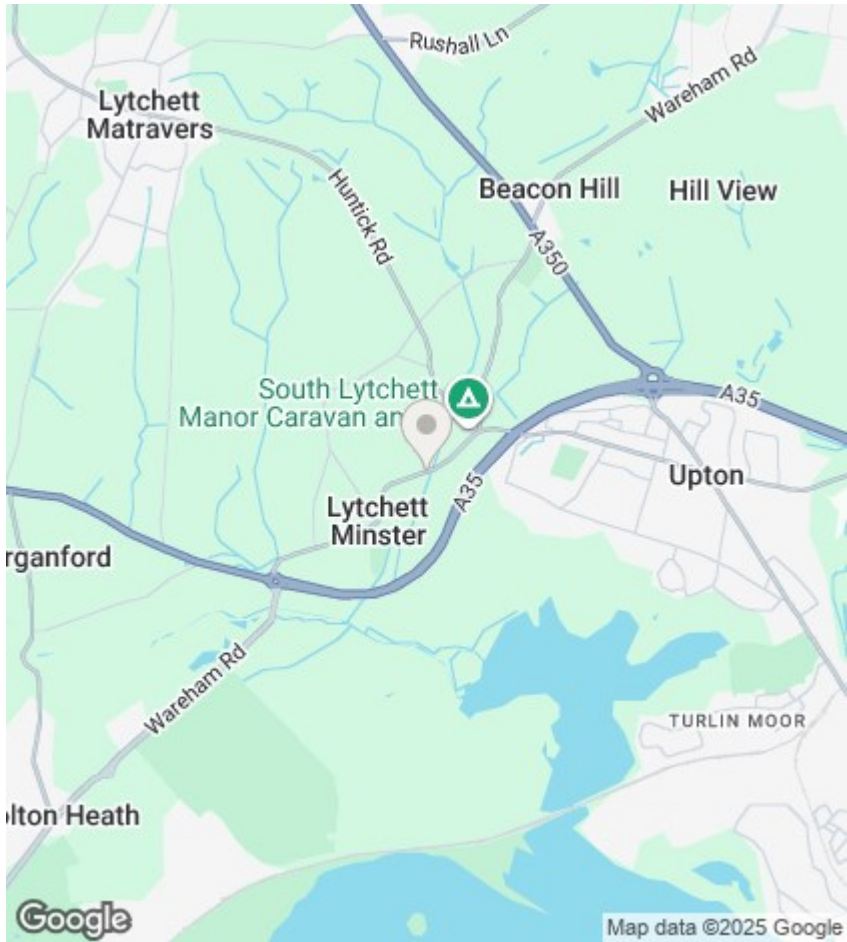
Set back from the main road in a quiet but accessible location, we believe this property really must be viewed to appreciate the what is on offer... The sitting room features a log burner and opens into a bright conservatory, adding valuable living space. The flexible layout makes it easy to adapt areas of the home for relaxing, entertaining, or working from home.

The kitchen with dining area is generously sized - ideal for daily family life, hosting, or homework. A boot room and utility room provide additional storage and space for laundry and muddy shoes, perfect for active families and pet owners. There's also a separate home office, which could also be used as a hobby room, study area, or quiet retreat.

Upstairs, there are four well proportioned bedrooms, including a main bedroom with en-suite and dressing area, plus a family bathroom serving the remaining rooms.

Outside, the private garden features a firepit, mature shrubs, and multiple seating areas. It's a great space for entertaining or relaxing. A garage and driveway provide ample off-road parking.

The property is within walking distance of the village pub, parish church, and the highly regarded Lytchett Minster School. With Poole, Bournemouth, and Wareham nearby, this home combines village charm with convenient access to schools, shops, and transport links - ideal for modern family living.



### Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

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

### EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                       |
| (92 plus) A                                 |  |                            |                                                                                       |
| (81-91) B                                   |  |                            |                                                                                       |
| (69-80) C                                   |  | 75                         | 81                                                                                    |
| (55-68) D                                   |  |                            |                                                                                       |
| (39-54) E                                   |  |                            |                                                                                       |
| (21-38) F                                   |  |                            |                                                                                       |
| (1-20) G                                    |  |                            |                                                                                       |
| Not energy efficient - higher running costs |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

