



Jennys Lane

Lytchett Matravers, Poole, BH16 6BP

Asking price £1,200,000



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This stunning modern property offers many truly outstanding features including - an impressive reception hall with vaulted ceiling, a magnificent German engineered kitchen/family area with granite work surfaces, Miele cooker & induction hob with extractor, further built-in Bosch appliances and a heated Quooker tap . The three high specification bathrooms all feature top quality sanitary ware by Axor and Hansgrohe. wired CCTV throughout. Full planning permission has been granted for four stables.

Hill House is ideally placed for access to the towns of Wimborne and Poole each approximately 5 miles away, with both offering an excellent range of facilities. The local village of Lytchett Matravers benefits from a good range of local amenities including a small supermarket, pharmacy, surgery, hairdressers, public houses and a well-regarded primary school. Loop Farm Equestrian Centre is a short drive away.

Further selling attributes include multiple 1.2 sq meter Italian porcelain tiles throughout the ground floor, extending to sun terrace/ patio. Pressurised boiler system with underfloor heating to the ground floor. The first floor has underfloor heating to bathrooms whilst the whole property has ducted air conditioning throughout.

There is nearby access onto the A350 for Poole and Bournemouth and via the A31 for Wimborne and Ringwood with links onto the M27/M3 network for Southampton and London. Mainline trains directly to Waterloo from Poole and Wareham Station.

This property must be viewed to appreciate the overall space and amazing views.





- NEARING COMPLETION -  
EQUESTRIAN POTENTIAL -

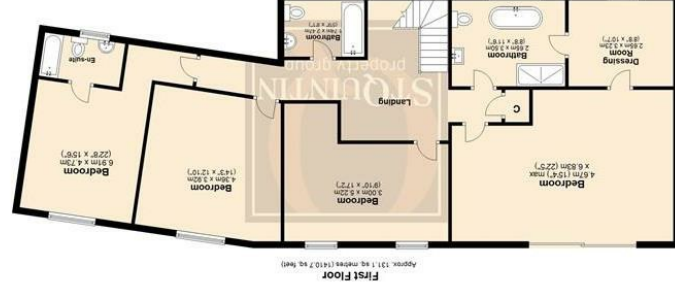
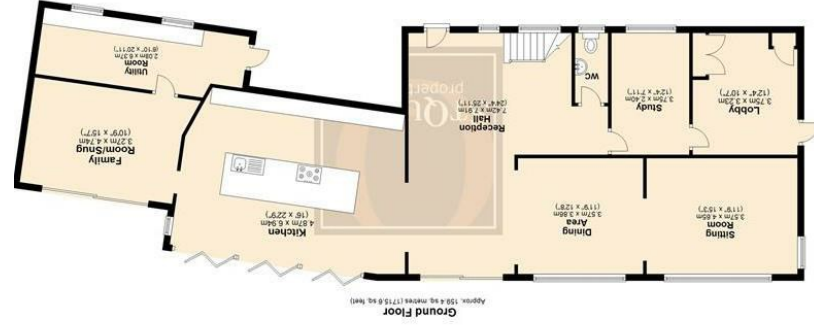
A stunning modernised, extended and fully refurbished family home set down a quite lane with exceptional far reaching views across a simply stunning valley.

The St Quintin Property Group are delighted to offer for sale this large four double bedroom, detached house which has been re modelled to an exceptionally high standard by the present owners. The property stands on a slightly elevated plot with approximately an acre of stunning grounds. (option to lease further four acres of equestrian land).....



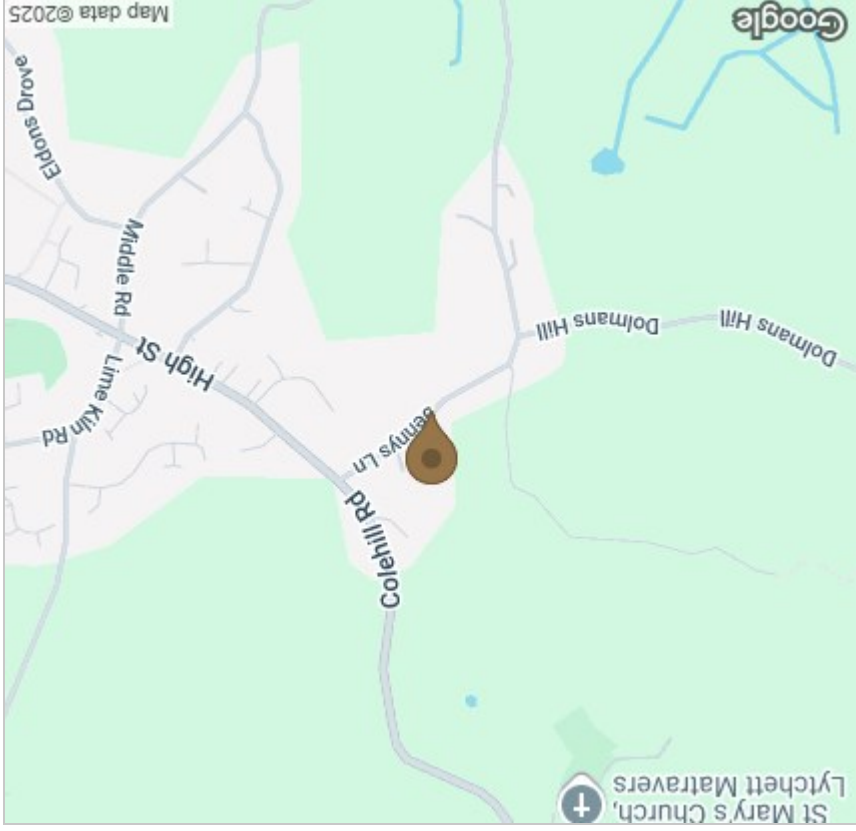
## Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.



Total area: approx. 290 sq. metres (3126 sq. feet)  
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any discrepancy in measurement. This plan is for general guidance only and should not be used as a basis for any contract or agreement. The services of a professional surveyor should be engaged to provide a detailed and accurate floor plan and measurements of the property. The services of a professional surveyor should be engaged to provide a detailed and accurate floor plan and measurements of the property. The services of a professional surveyor should be engaged to provide a detailed and accurate floor plan and measurements of the property.

## Area Map



England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
Current	67	
Potential	78	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.