



Jennys Lane

Lytchett Matravers, Poole, BH16 6BP

Asking price £1,200,000



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EXCEPTIONAL MODERN PROPERTY WITH
OUTSTANDING FEATURES AND PLANNING
APPROVAL FOR FOUR STABLES

This STUNNING MODERN PROPERTY boasts a range of OUTSTANDING FEATURES, including an impressive RECEPTION HALL with a VAULTED CEILING, a magnificent GERMAN ENGINEERED KITCHEN/FAMILY AREA with GRANITE WORK SURFACES, MIELE COOKER & INDUCTION HOB with EXTRACTOR, built-in BOSCH APPLIANCES, and a HEATED QUOOKER TAP. The property also includes three HIGH-SPECIFICATION BATHROOMS featuring TOP-QUALITY SANITARY WARE by AXOR and HANSGROHE. For added peace of mind, the property is equipped with WIRED CCTV throughout. Full PLANNING PERMISSION has been granted for FOUR STABLES.

HILL HOUSE is perfectly situated for easy access to the towns of WIMBORNE and POOLE, each approximately 5 MILES AWAY, both offering an excellent range of amenities. The local village of LYTCHETT MATRAVERS boasts a selection of local conveniences, including a SMALL SUPERMARKET, PHARMACY, SURGERY, HAIRDRESSERS, PUBLIC HOUSES, and a well-regarded PRIMARY SCHOOL. The LOOP FARM EQUESTRIAN CENTRE is also a short drive away, making this a fantastic location for those with an equestrian interest.

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.





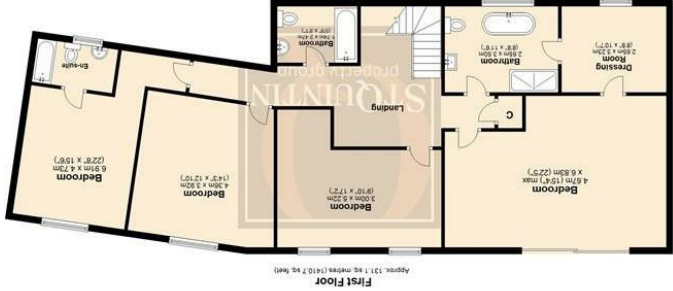
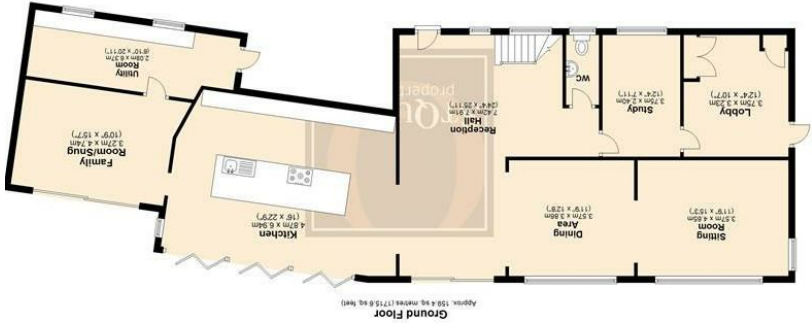
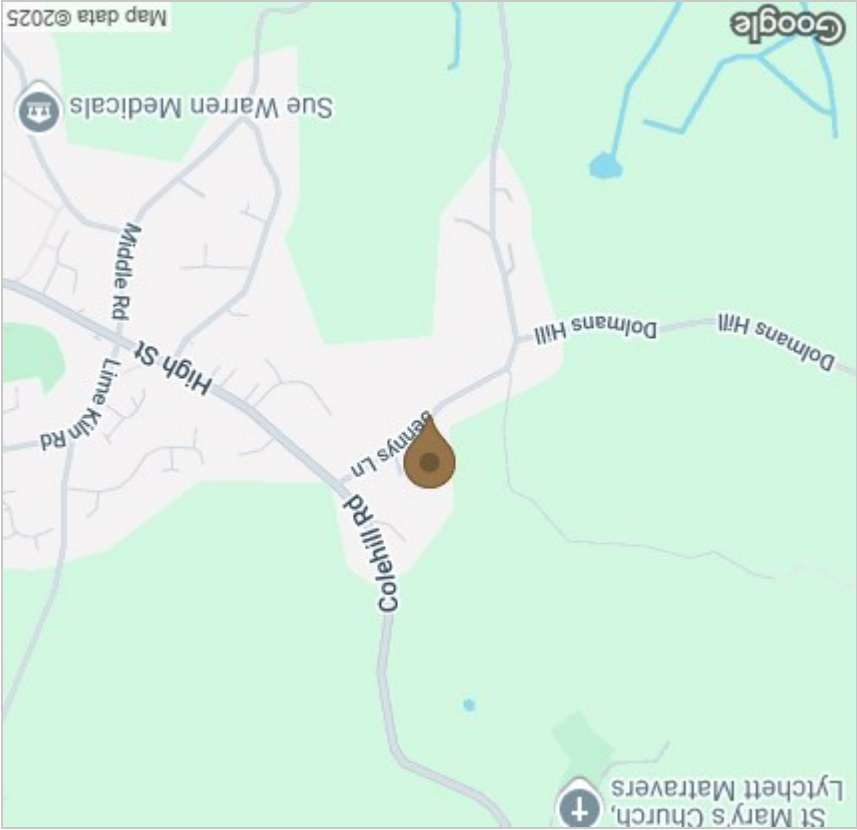
- NEARING COMPLETION - EQUESTRIAN POTENTIAL -

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).....





Area Map



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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

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