



Sunningdale Rushall Lane  
Lytchett Matravers, Poole, BH16 6AJ

Asking price £795,000





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NO ONWARD CHAIN The St Quintin Property Group are pleased to offer for sale this substantially remodelled high specification detached bungalow in a semi rural location with separate annexe - over 2000 sq feet of accommodation

The extensive sweeping driveway leads to the entrance featuring a veranda with an open aspect. Upon entering you are greeted with the impressive reception hall with magnificent vaulted ceiling study area

The kitchen/dining/living area is the real hub of this property and opens on to the sundeck and gardens with bi-folding doors. The stunning kitchen with breakfast bar has a range of Neff integrated appliances including oven with drawer feature, induction hob and extractor over, dishwasher, fridge & freezer and built in coffee machine. There is also a boiling water tap.

The living space also connects via bifold doors to a garden/dining room with a high vaulted ceiling, four rooflights, and sliding double glazed doors to the sundeck and garden.

Bedroom 1: A large double room with mirrored wardrobes, overlooking the front garden, luxurious fully tiled ensuite shower room.

Guest Bedroom: Includes mirrored wardrobes, bedside cabinets, chests of drawers, casement doors to the garden room, and a fully tiled ensuite shower room

Bedroom 3: A double room with a built-in double wardrobe, Velux window, and an exterior door.

Bedroom 4: A large single room with sliding doors to the front garden and veranda.

Additionally, there is a fully tiled bath/shower room with a jacuzzi bath, and large double shower.

The secluded garden benefits from a large sundeck and level lawned area complemented at the back of the main property by a timber deck with fitted hot tub and pergola

The garden also features a large annexe and garden store. The annexe includes a sitting room/kitchen area with built-in AEG microwave and coffee machine, double bedroom and shower room.







**Bedroom 2**

This bedroom enjoys an aspect via double glazed patio doors to the rear garden, built in wardrobe, radiator, TV point, 2 light points, door through to: En-suite - Walk in shower unit, inset sink unit with mixer taps, vanity storage unit under and low level WC.

**Bedroom 3 and 4**

Well presented with modern decor and floor coverings

**Family Wet/Bathroom**

Ultra modern with glazed shower partition, whirlpool bath, large surface mounted wash basin unit with vanity drawer unit below, low level wc and towel rail.

**Further Accommodation**

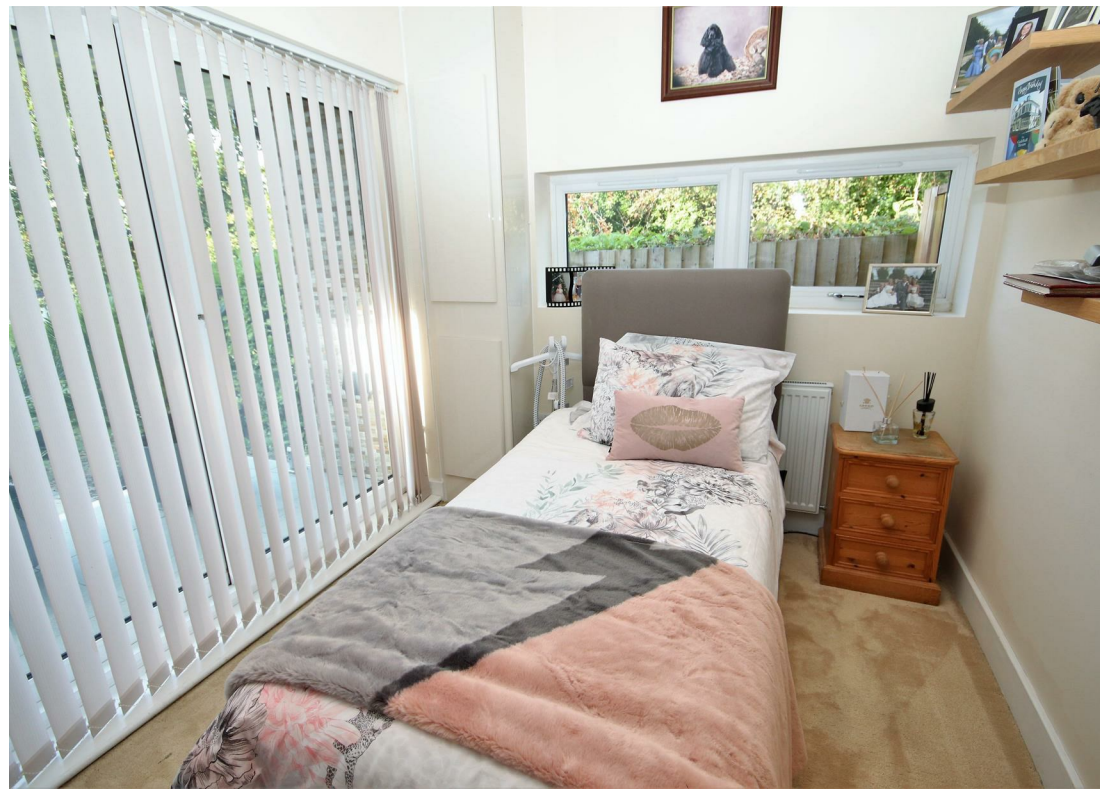
The property has a self-contained annexe and this has access onto the garden area. The remainder of the accommodation which includes a further shower room has been modernised and presented to an extremely high standard.

**Garden & Driveway**

The rear garden is a superb feature of the property and is secluded. Abutting the rear of the property there is a full-width decked area ideal for table and chairs, sunbeds and BBQs. The rear of the garden is a patio area that has a covered Canadian styled hot tub and room for assorted furniture. The front driveway provides generous off-road parking for several vehicles and a lawned area.

**To Summarise**

A truly unique purchase of what in the agents opinion has the best open planned living accommodation that we have seen on any property to date. Viewings are considered essential to fully appreciate all that this versatile accommodation has to offer, please contact the St Quintin Property Group today.



**Kitchen/Diner/Living Room**  
23'2" x 25'1" (7.08 x 7.67)

**Bedroom 3**  
10'4" x 13'11" (3.17 x 4.26)

**Garden Room**  
15'0" x 14'2" (4.59 x 4.33)

**Bathroom**  
8'9" x 8'7" (2.69 x 2.63)

**Master Bedroom**  
11'9" x 17'10" (3.60 x 5.46)

**Bedroom 4**  
7'10" x 8'7" (2.39 x 2.63)

**Bedroom 2**  
17'1" x 14'9" (5.23 x 4.52)

**Separate Living Room**  
11'3" x 15'6" (3.44 x 4.74)

**Second Bedroom En-Suite**  
5'3" x 8'7" (1.61 x 2.63)

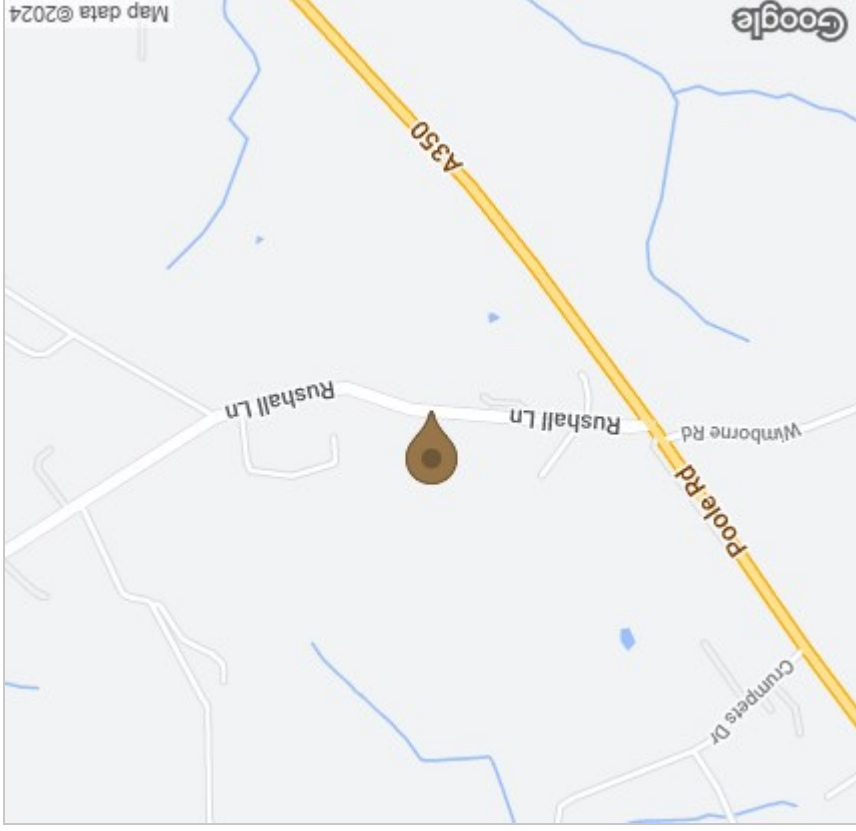
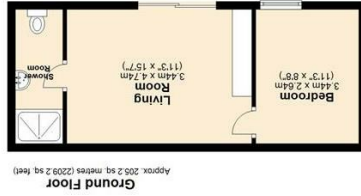
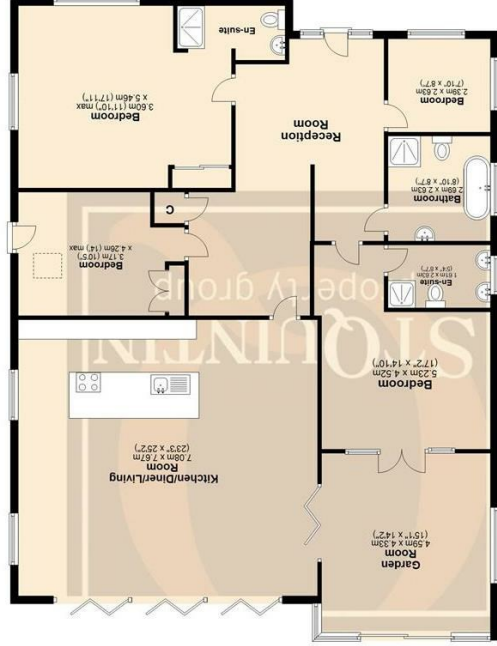
**Separate Bedroom**  
11'3" x 8'7" (3.44 x 2.64)



## Viewing

Please contact our StQ Property Group Office on 0120287723 if you wish to arrange a viewing appointment for this property or require further information.

Whatever amount has been made to ensure the accuracy of the floor plan, measurements shown have not been made and no guarantee as to their correctness or accuracy can be given. Illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been made and no guarantee as to their correctness or accuracy can be given. Plan produced using Planity.



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	76	
Potential	83	

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.