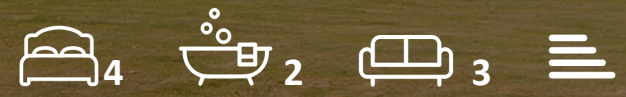




Holly Cottage Sandy Lane  
Lytchett Matravers, Poole, BH16 6DB

£1,250,000



## Holly Cottage Sandy Lane

Lytchett Matravers, Poole, BH16 6DB

Available again due to a change in circumstances, offering a fresh opportunity for interested parties.

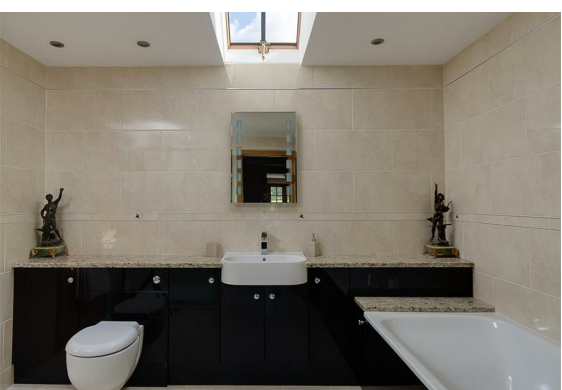
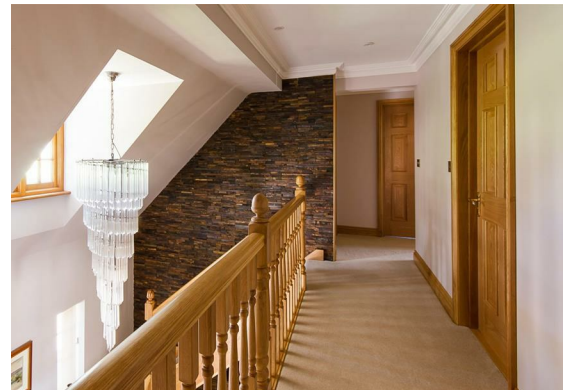
3.5 ACRES - STABLES AND Paddock - MODERN FOUR BEDROOM - LOW UTILITY COSTS - RENEWABLE ENERGIES - GROUND SOURCE HEAT PUMP - The St Quintin Property Group are delighted to offer exclusively for sale this stunning AA rated 4 double bedroom detached country house, which was constructed in 2010 to an exceptionally high standard by the present owners. The property stands on a slightly elevated plot, with OUTSTANDING RURAL VIEWS across the valley. TOTAL GARDENS AND PaddockS EXTEND TO NEARLY 3.5 ACRES.

Traditionally constructed yet with a contemporary finish, the house has particularly detailed elevations of brick and flint, with 2 tiled dormers and an ornate small clay tiled roof (with detailed ridge and 2 high brick chimneys.) Amongst the many outstanding features are an impressive reception hall (with vaulted ceiling), Travertine floors, a magnificent kitchen/family area (with granite work surfaces, range cooker and built-in appliances), 2 high specification bathrooms with top quality sanitary ware.

Further benefits of this innovative property include a ground-source geothermal under floor central heating system and solar panels, and it conforms to the latest insulation SAP values. Outside, there is a substantial detached garage (with a backup generator room), a stable block (with 5 loose boxes), workshops, field shelters, hay store, tack room and 2 large, enclosed paddocks.

Holly Cottage 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, butcher, surgery, public houses and a well-regarded primary school. Rushall Lane Equestrian Centre and is a short drive away.





## Floor Plan

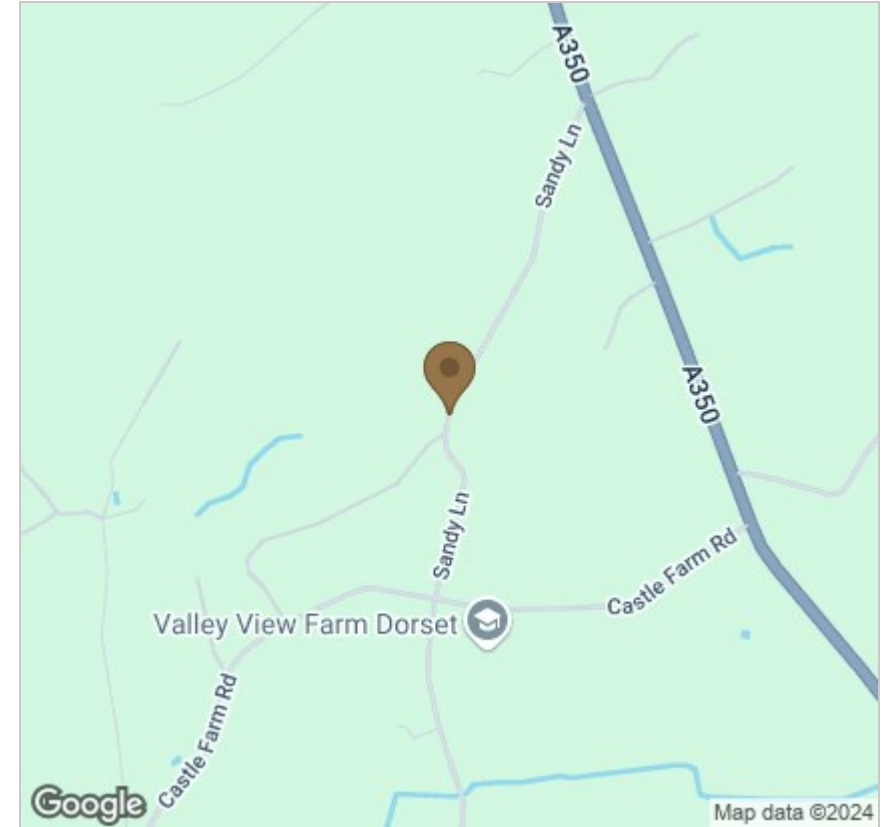


## Viewing

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

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.

## Area Map



## Energy Efficiency Graph

