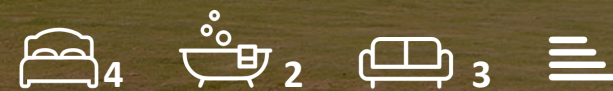




Holly Cottage Sandy Lane
Lytchett Matravers, Poole, BH16 6DB

£1,395,000



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

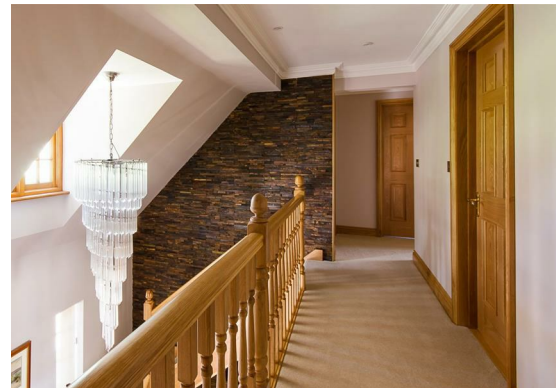
3.5 ACRES - STABLES AND PADDOCK -
MODERN FOUR BEDROOM - LOW UTILITY
COSTS - RENEWABLE ENERGIES - GROUND
SOURCE HEAT PUMP - The St Quintin Property
Group are delighted to offer exclusively for sale
this stunning AA rated 4 double bedroom
detached country house, which was
constructed in 2010 to an exceptionally 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 Lyttchett 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.





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 stations.

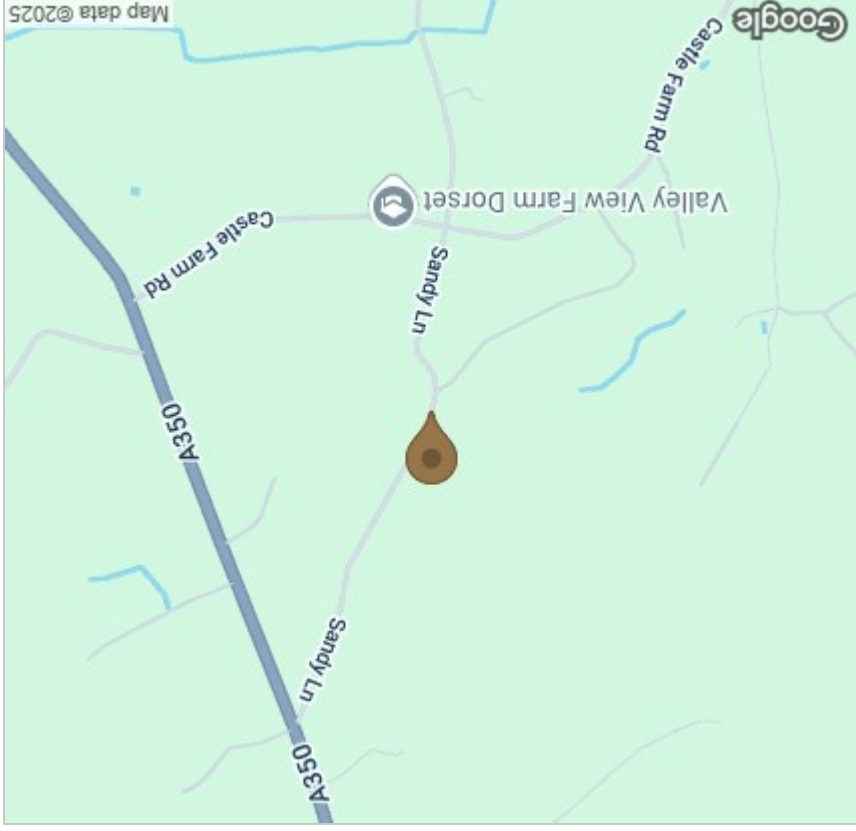
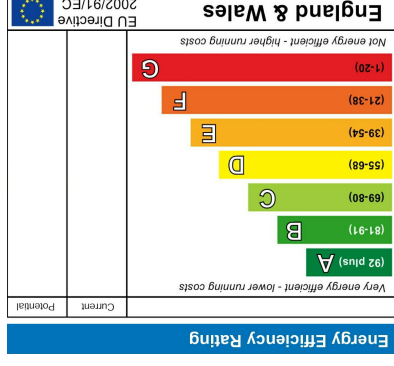


Viewing

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



Total area approx. 403 sq. metres (4366 sq. feet)



Area Map

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 or 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.