



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.

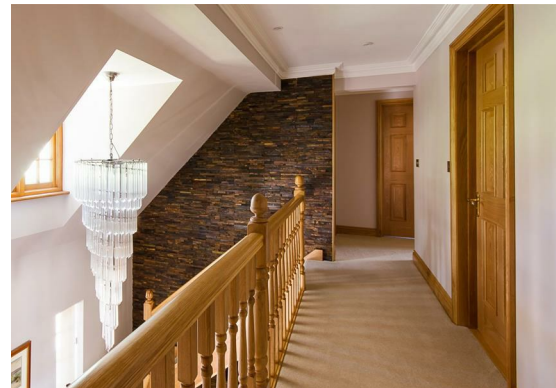
Traditionally constructed yet with a  
contemporary finish, the house has particularly  
detailed elevations of brick and flint, with 2 tiled  
dormers and an ornate small clay tiled roof (with  
detailed ridge and 2 high brick chimneys.)  
Amongst the many outstanding features are an  
impressive reception 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

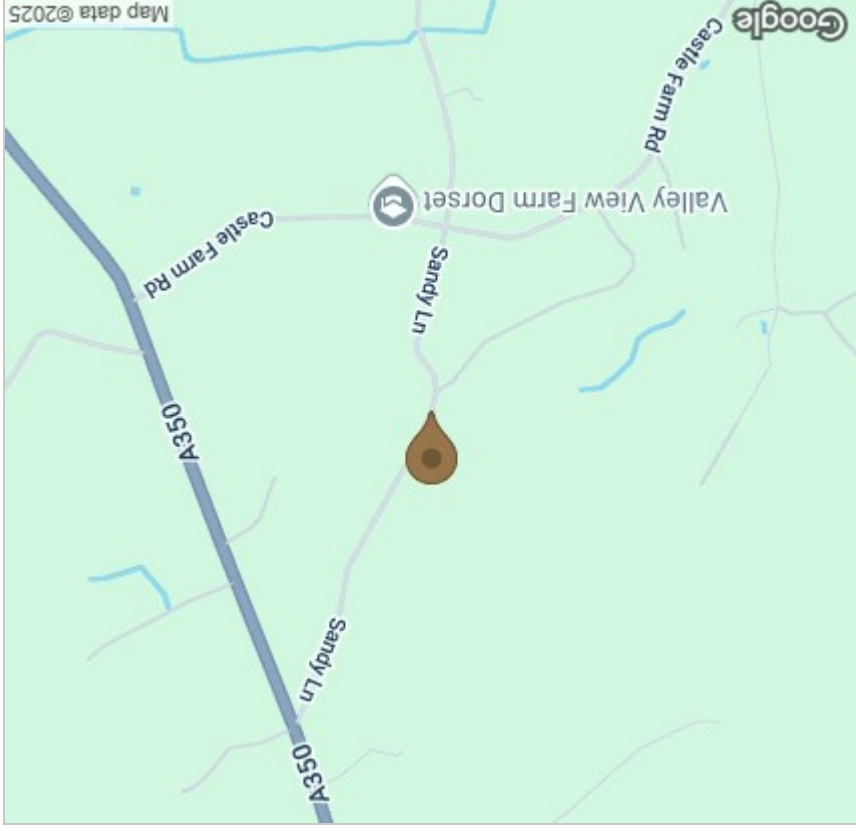
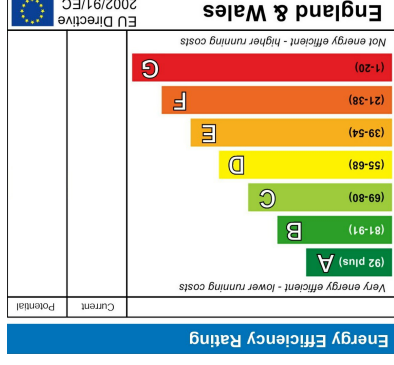
Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.



Total area approx. 4366.0 sq. feet



### First Floor



## Area Map

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.