



5 Fairview

Dillons Gardens

Lytchett Matravers

BH16 6FB

Beautifully presented detached family home with open-plan accommodation and stunning countryside views

Guide Price £750,000

**ALBURY
& HALL**

Situated on the outskirts of this popular village is this immaculately presented home. The contemporary styling ensures the property is flooded with **LIGHT** throughout the day and takes full advantage of the **STUNNING VIEWS** from the rear.

Outside you find a private and well cared for **LANDSCAPED GARDEN** at the rear and a generous driveway that leads to the **DOUBLE GARAGE**.

Lytchett Matravers has excellent access to the larger towns of Poole and Dorchester. A short drive South and you enter The Isle of Purbeck with its **SANDY BEACHES** and charming villages.



**ALBURY
& HALL**

**COUNTRY
VIEWS**



The split level design of the property gives **EASY ACCESS** to the accommodation from the front door.

The ground floor is open-plan in its design with the **KITCHEN / DINING** area being an outstanding feature. 5 meters of bi-fold doors span the width of this space and easily flow onto the decked area outside.

The kitchen itself comprises a good range of fitted units, double oven, double sink unit and hob. There is also access to the utility room with space for white goods and the airing cupboard.

The living room is of an excellent size with full height windows and **FRENCH DOORS** opening onto the rear garden.

Bedroom 4 is currently set up as a **HOME OFFICE** and could readily be converted back into a bedroom. The adjacent WC already has plumbing and space for a shower and could be combined with the ground floor bedroom to create a full suite.





COUNTRYSIDE
VIEWS



Upstairs you find **GENEROUS** accommodation with countryside views from the rear of the property.

The master bedroom is a memorable space with its **VAULTED CEILING** and windows to match. The views are stunning across the garden and onto the adjacent fields and is an ideal space to spot the abundant local **WILDLIFE**. The spacious dressing room also features its own Juliet balcony and leads onto the ensuite shower room.

Bedroom 2 is also of an **EXCELLENT SIZE** with a Juliet balcony giving views to the rear.

Bedroom 3 is another good size double that overlooks the front of the property.

The family bathroom is fully equipped with a shower cubicle, bath, wash basin and WC.



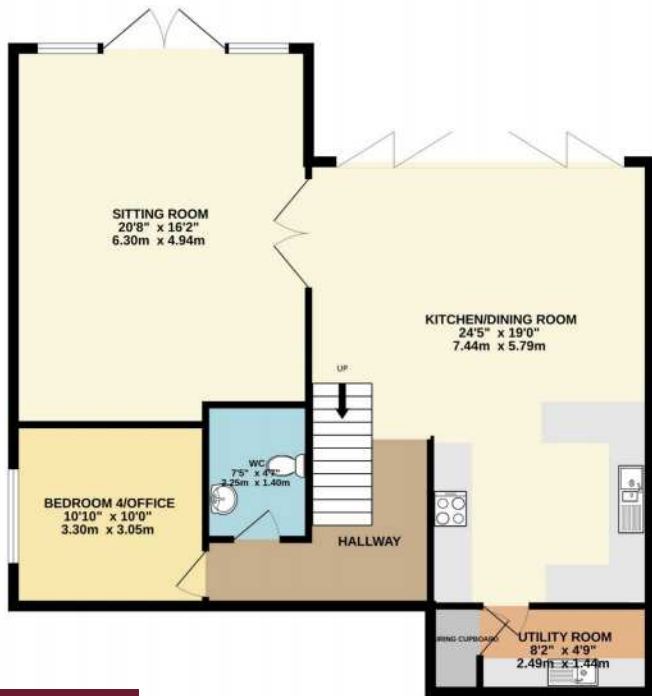


The rear garden has been BEAUTIFULLY maintained with an abundance of shrubs, trees and plants. Adjoining the rear of the house is a DECKING AREA, partly covered this is ideal throughout the whole year but especially enjoyable in the summer months. The lawn is of a generous size and leads to a garden feature at the rear.

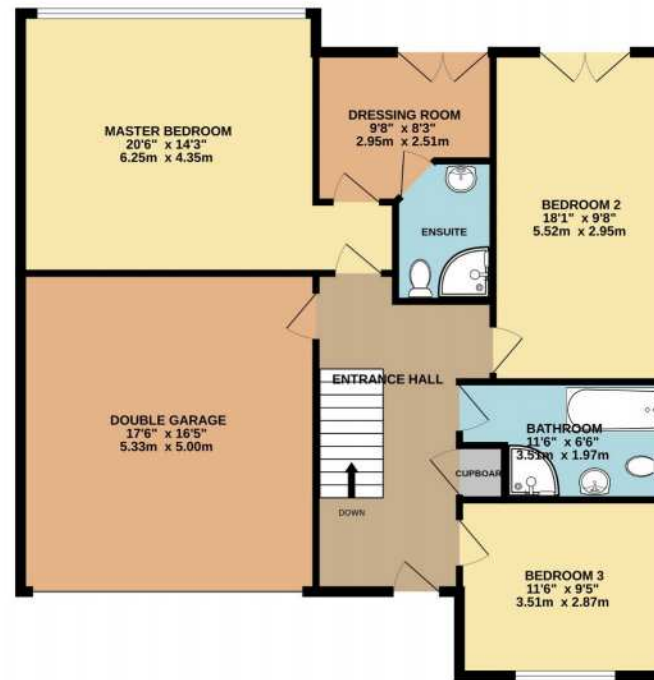
There is a path to the side of the house surrounded by WILDFLOWER planting that gives access to the front.

The driveway has parking for numerous vehicles and leads into the **DOUBLE GARAGE** with its electric door.

GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



4 BED DET

TOTAL FLOOR AREA : 2152 sq.ft. (199.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Viewing by appointment through sole agents:

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