

*Local expertise with powerful national marketing*



## JENNYS LANE

LYTCHETT MATRAVERS, POOLE, BH16 6BP





# OFFERS IN EXCESS OF £1,325,000

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This exceptional, executive style home has been extensively refurbished by the current owners and now offers spacious and versatile accommodation with underfloor heating and air conditioning throughout. The contemporary style throughout provides a light and airy ambience to this stylish home and generous windows across the rear elevation maximise the stunning views across the adjoining grassed paddock and beyond.

On the ground floor, the generously sized reception hall has ample space for furnishings and seating with sliding glazed doors opening to the rear terrace. The ground floor and rear terrace are laid with Italian Porcelain tiles and the interconnecting rooms across the rear elevation provide spacious and light open plan living space, including a sitting room and lounge as well as a well appointed kitchen/breakfast room with sliding glazed doors and an adjoining dining room, also with direct access to the rear garden. Appliances in the kitchen include a Miele oven, microwave oven, warming drawer and induction hob with integrated extractor fan, as well as a Bosch full height fridge and freezer along with a Bosch dishwasher and Quooker boiling tap. A well equipped utility room is accessed from the dining room and has door leading outside to the front of the property. A ground floor cloakroom is located in the entrance hallway.

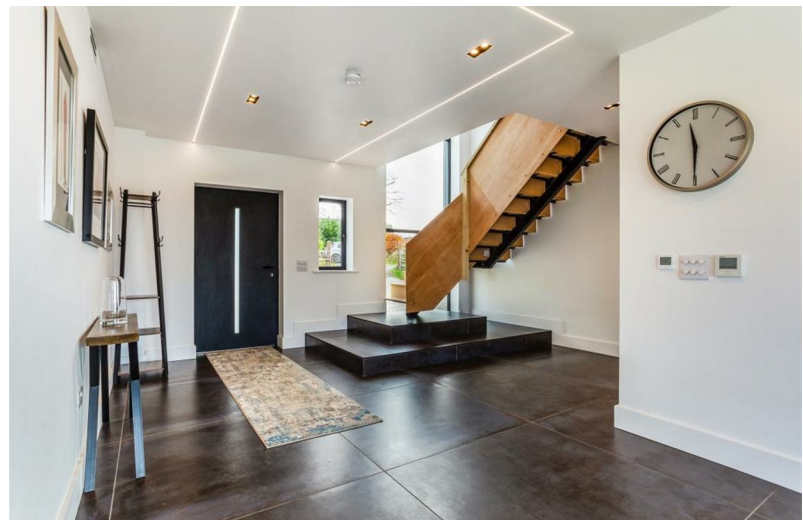
Fittings and finishes throughout are to a high specification and further benefits include wet underfloor heating throughout the ground floor and electric underfloor heating to all bathrooms.

On the first floor there are four double bedrooms - the master suite, with sliding glazed doors and an adjoining dressing room and ensuite "Jack and Jill" bathroom which has bath and shower cubicle. Bedroom two also has an adjoining ensuite shower room and there is a further shower room with direct access from the landing. All bathrooms have Axor and Hansgrohe fixtures and fittings.

There is hot and cold ducted air conditioning throughout the house and CCTV covers the whole of the exterior.

Outside, the frontage offers off road parking for numerous vehicles and there is also a substantial double detached garage. The southerly facing grounds approaching 0.65 acre are laid to grassland and offer delightful countryside views across rolling hills.

The property also offers excellent potential for Equestrian use with planning permission and the



concrete base already installed (next door to the detached garage) for several stables plus there is the option to rent an additional four acres approximately neighbouring fields/paddocks.

EPC: D

Council Tax Band: H

Services: Mains Gas and Electric, Private Drainage

#### Out and About:

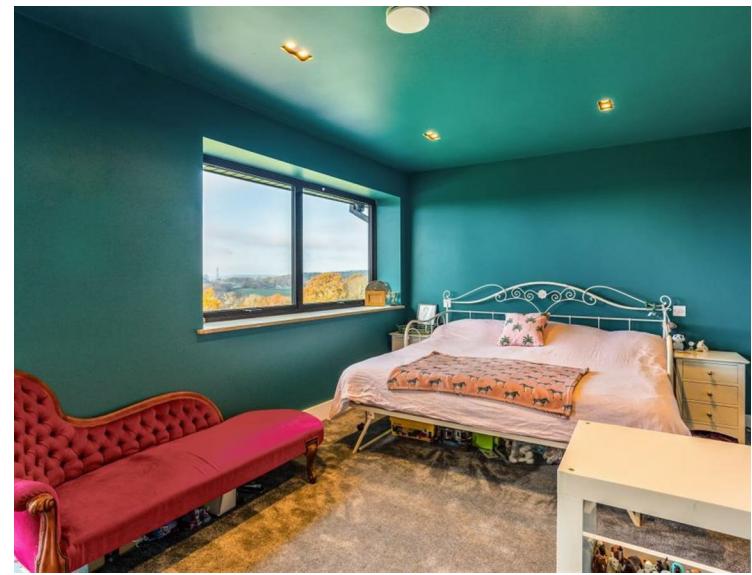
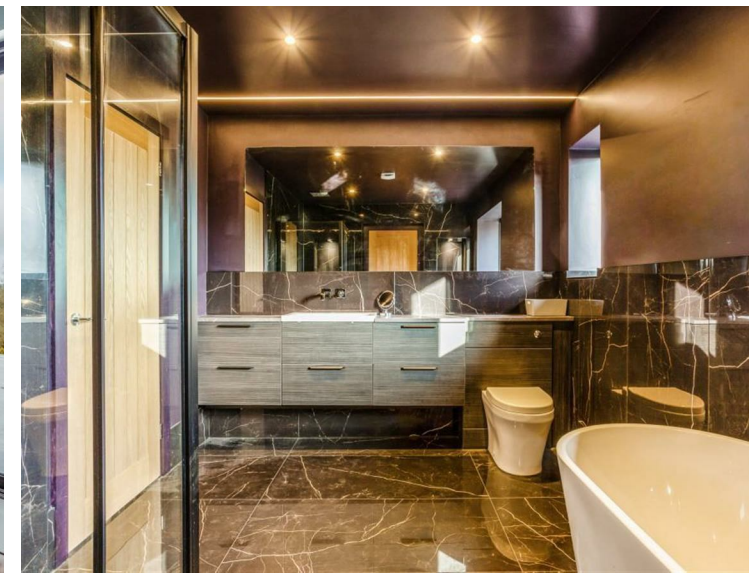
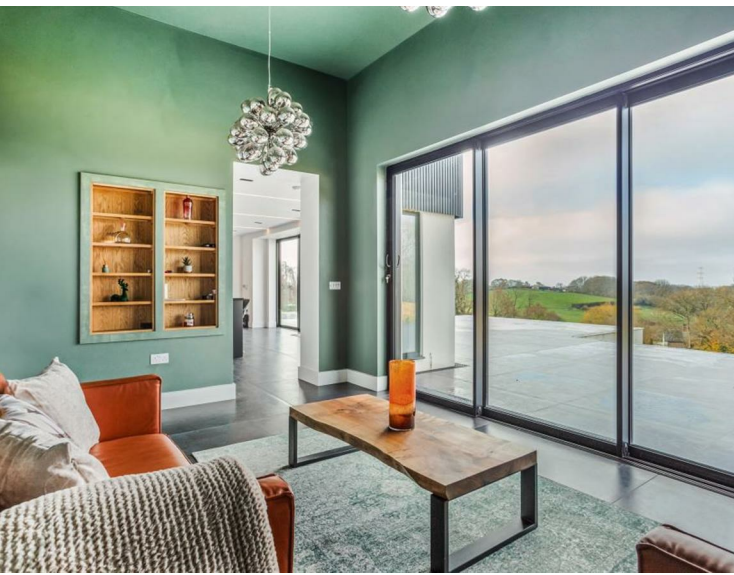
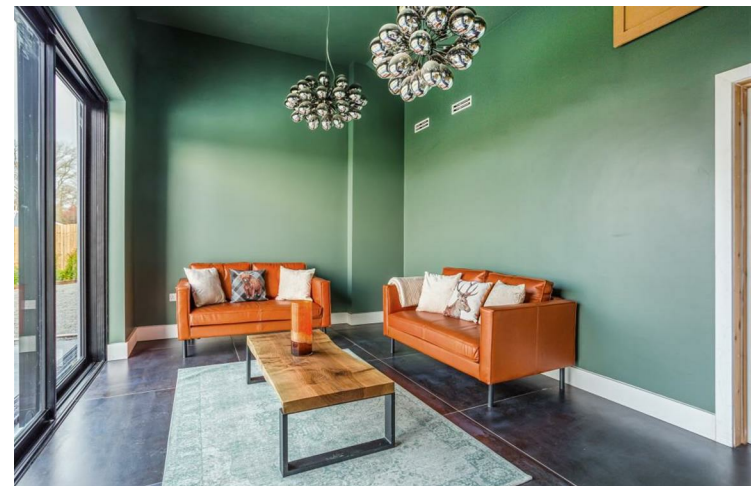
The village location provides peace and tranquillity with a good selection of local amenities in the village centre. Main road and rail links are within easy reach making coast and countryside easily accessible as well as the main town conurbations to either the east or west.

The charming Minster town of Wimborne is just a short drive away. The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby. A few miles to the north is the Georgian Market town of Blandford Forum with its Market Square and a good selection of independent retail outlets and cafes, as well as an M&S Food Hall, Tesco, Morrisons and Lidl supermarkets. Well regarded public and state schools and local sports centres are also within easy reach.

Other amenities within easy reach include the National Trust Estate of Kingston Lacy, whilst a few miles north is the Cranborne Chase – an Area of Outstanding Natural Beauty and to the east, the New Forest National Park. The world renowned Jurassic Coast to the south is just a short drive by car.

It is an easy commute to the Bournemouth/Christchurch/Poole conurbation for those working in the area. The main road network links to the A31 and M27/M3 to London are easily accessible and the express train from Poole to Waterloo ensures the city is within reach in a couple of hours. For wider travel, there are airports at Bournemouth and Southampton and a ferry terminal at Poole.







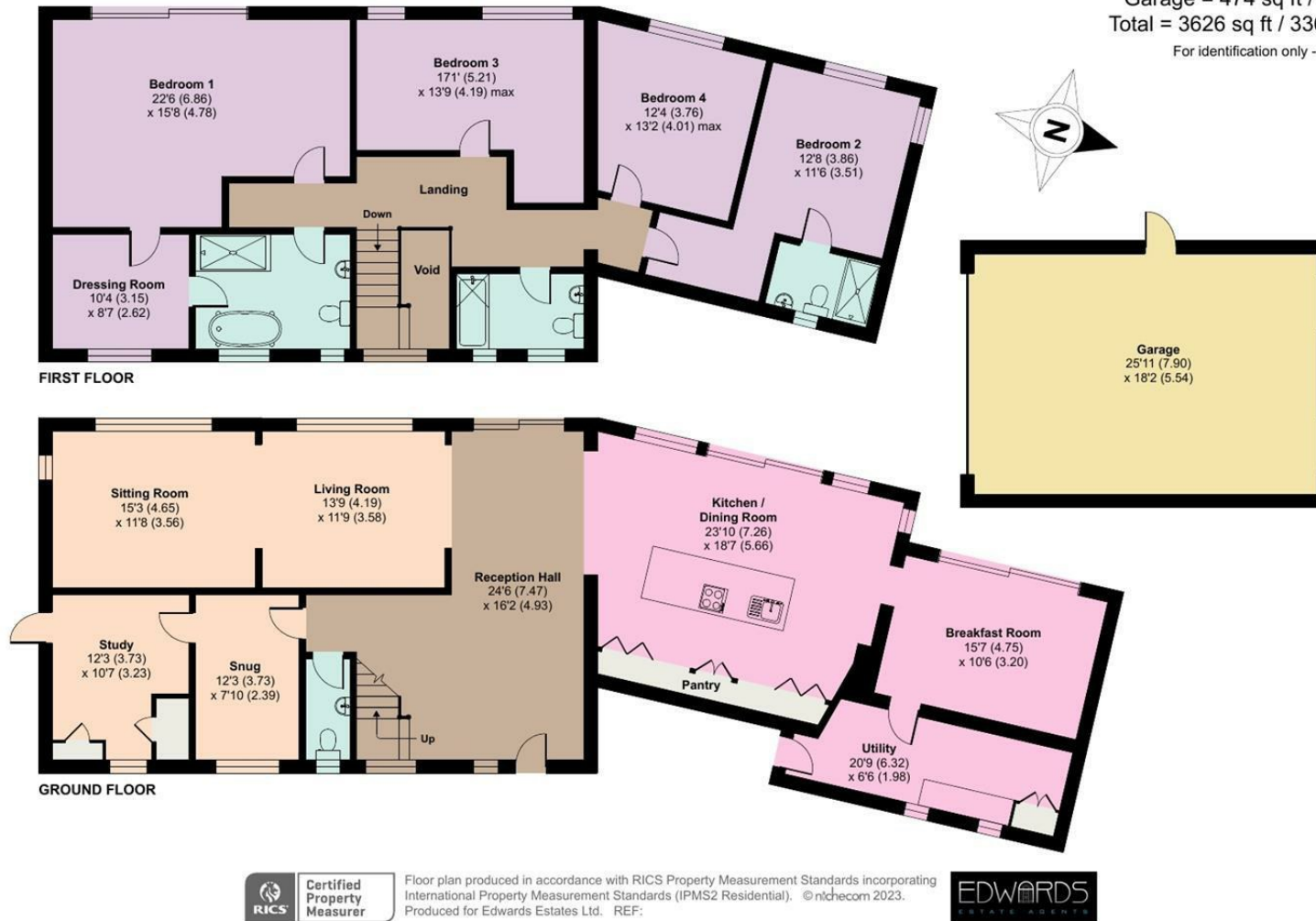
# Hill House, Jennys Lane, Lytchett Matravers, Poole, BH16

Approximate Area = 3152 sq ft / 292.8 sq m

Garage = 474 sq ft / 44 sq m

Total = 3626 sq ft / 336.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Edwards Estates Ltd. REF:



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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