



**Lytchett Matravers, Dorset, BH16 6HW**

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## FREEHOLD PRICE: £885,000

A spacious country retreat offering six bedroom, five bathrooms, two reception rooms, outbuildings with annex potential, parking for seven vehicles backing onto beautiful Dorset countryside.

- Entrance hall with under stairs storage and cloakroom with WC and wash hand basin
- Generous size sitting room with large picture window overlooking the garden and an eco- stove which can provide heat for up to 8 hours on one set of logs
- A spacious split level family kitchen/diner with double glazed French doors opening onto a south facing patio. The kitchen is finished in a range of high gloss grey units with complementary worktops, a Rangemaster electric cooker, American fridge freezer, pull out larder, island unit and space for dishwasher, washing machine and tumble drier
- On the ground floor there are three en suite bedrooms
- On the first floor there are two en suite bedrooms and a good size single
- Parking for up to seven vehicles
- Fast broadband with designated Wi-Fi network for efficient home working capability

The property is set on just over a third of an acre plot backing onto farmland with three outbuildings currently used as a boot room, home office and storage which together provide the potential for an annex.

COUNCIL TAX BAND: Not known EPC RATING: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 248.9 sq. metres (2678.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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