



Rushall Lane, Lytchett Matravers, Poole, Dorset

An impressive detached family home situated on an elevated plot of 1.26 acres with five bedrooms, three bathrooms and beautiful views. Set in arguably one of the most sought after locations the area has to offer.

Guide Price

£1,350,000

Freehold

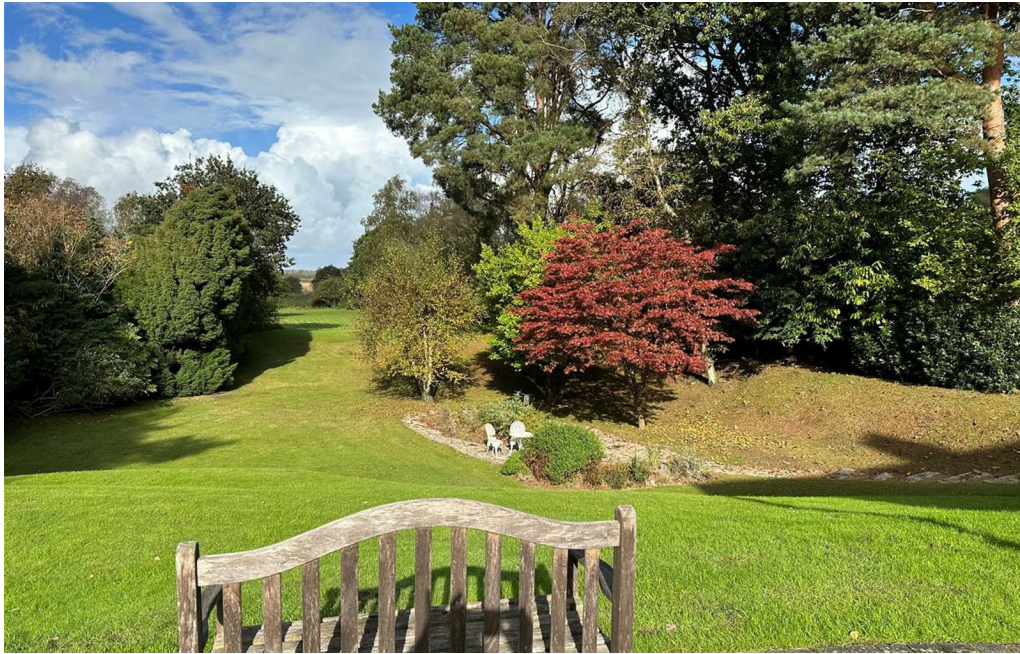
**Symonds
& Sampson**
ESTABLISHED 1858

Rushall Lane Lytchett Matravers, Poole Dorset, BH16 6AJ

- An impressive detached residence
- Set in a highly sought after location
- Beautiful views towards Purbeck and beyond
- Large grounds and a paddock, ideal for horses
- Ample parking via a sweeping secure driveway
 - A double garage
 - Offered with no forward chain
- Five beds, three receptions, three bathrooms
 - Superb possibilities for an annex
 - Must be internally inspected

Viewing strictly by appointment through
Symonds & Sampson Wimborne Sales Office
on 01202 843190





An impressive detached family home situated on an elevated plot of 1.26 acres with five bedrooms, three bathrooms and stunning views. Set in arguably one of the most sought after locations the area has to offer.

A semi-rural residence enjoying over 3,000 sq ft of superior living accommodation. Arranged over three floors and occupying a mature landscaped gardens and grounds of 1.26 acres whilst also benefitting fine countryside views and views towards Corfe Castle and the Isle of Purbeck. Easy access to Wimborne, Bournemouth & Poole as well as having excellent links to London and beyond.

The substantial home has been tastefully improved recently to include new carpets and all rooms are bathed in natural light with spectacular sunrise and sunsets all being viewed from the multi-aspect rooms. The home has a tranquil position on the crest of this beautiful countryside lane. The large balcony accessed from both the landing as well as the master bedroom provides a perfect spot for a breakfast or a good book and a glass of wine.



The ground floor of the property can only be seen from the rear garden and give a true understanding of the sheer size and the rooms on this floor take full advantage of the entirely private mature gardens and paddock as well as the open countryside beyond.

With five double bedrooms, three bathrooms and thick, mature and beautiful gardens. A versatile and flexible home with could provide multi generational living or a home and income. Fern Hollow has it all. Offered with no forward chain, occupancy could be taken immediately as the current owner is suited allowing for a swift and unencumbered sale.

Internally

Spacious rooms lead off the modern hallway, the Sitting Room has triple aspect to enjoy the views and sunsets, although is also cosy when the log-burning stove in the bespoke Bathstone fireplace is lit. A modern kitchen with a fitted premium brand Fisher & Paykel stove and dishwasher gives access to rear garden, also out from comfortable snug / TV area onto the front patio perfect for dining al fresco. The modern high gloss white German kitchen units are topped with black granite worksurfaces, reflecting the light

across the central island for cooking and dining informally.

Doorways lead from the kitchen to the formal Dining Room again with views out to the rear garden as well as directly to the hallway making the space exceptionally flexible.

The top floor of the property has a good sized gallery landing with three bedrooms, a family bathroom and an en suite to the Master Bedroom. The loft has a fitted ladder and an electronic Velux window so that this area can be fully utilized with daylight.

Externally

The home is well positioned on an elevated site which enjoys spectacular and stunning views towards Purbeck and beyond from the balcony. The home is set behind a mature border with a long sweeping driveway leading to the rear and the double garage. The front is laid to lawn with well stocked tree, hedge and shrub borders.

To the rear is the majority of the garden with a large feature pond, a superb patio area ideal for the most glorious sunsets and rolling lawns leading the the paddock, the

garden has a large shed and could be offered as a stable with the side lean-to as a tac-room. The garden has superior seclusion, privacy and a tranquil feel due to the foliage and mature tree borders.

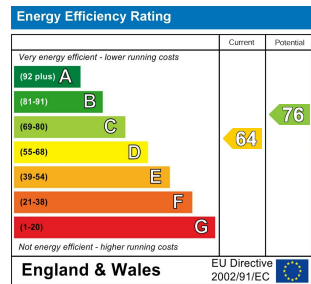
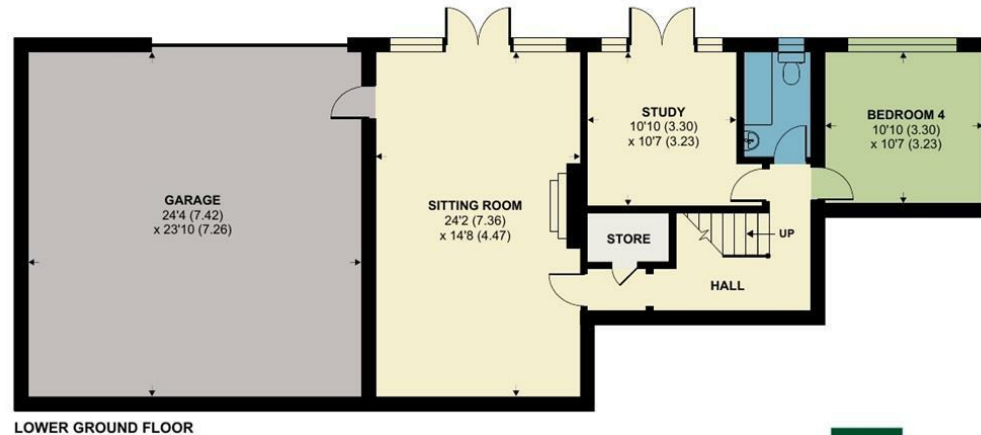
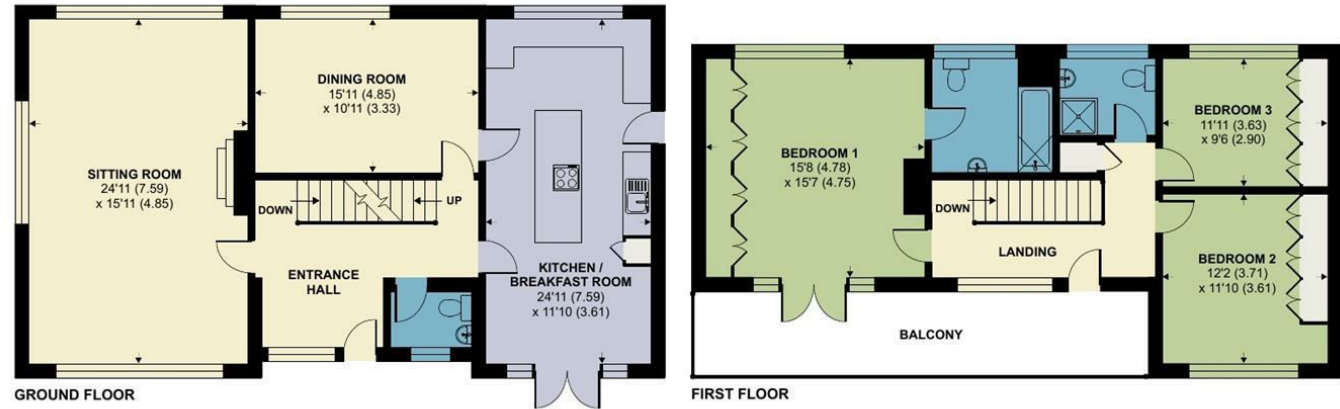
Services

Council tax band - G
 EPC Rating - D
 All mains services

Rushall Lane, Lytchett Matravers, Poole

Approximate Area = 3260 sq ft / 302.8 sq m (includes garage)

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 Symonds & Sampson. REF: 1029122



WIMB/NW/SEPT23

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