



Rushall Lane, Lytchett Matravers, Poole,

Guide £800,000 to £850,000

A stunning and luxuriously appointed, modern four bedroom detached bungalow with a separate annexe in a good sized garden plot offering complete privacy.

Guide Price

£800,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Sunningdale, Rushall Lane Lytchett Matravers, Poole BH16 6AJ

- A stunning and contemporary home
 - Wonderful privacy and seclusion
- A detached annex ideal for family or Airbnb
- Luxury finishings and state of the art technology
 - Situated in a highly sought after location
 - Four double bedrooms two en-suits
 - A sweeping driveway for five cars
 - A large study/office area
 - No forward chain
- Must be internally viewed to appreciate

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





Guide £800,000 to £850,000

A stunning and luxuriously appointed, modern four bedroom detached bungalow with a separate annexe in a good sized garden plot offering complete privacy. Deceptive in its external appearance, the original bungalow was built in the 1970s, and the current owners have substantially extended and refurbished to exceptional standard of specification. It now offers superb single storey living accommodation extending to over 2,200 square feet. No forward chain.

Connected to all mains services, the property has gas central heating and UPVC double glazed windows and, in addition to the main bungalow, there is a superb annexe/studio at the end of the garden which could be used as a home office/studio/Airbnb.

Particular features include a magnificent kitchen/dining/living room to the rear with a beautiful porcelain floor and bifolding doors to a sun deck, and a large reception hallway with high vaulted ceiling, skylight and study area. Four double bedrooms, two with exquisite

en-suit bath/shower rooms. Stunning bathrooms, a separate annex which has a wide variety of uses. Sublime finishing's throughout and a high level of privacy whilst being situated in a well renowned and highly sought after location close to excellent schools.

Great attention has been paid to detail in the specification, and the layout is impressive. As the external appearance is deceptive, internal inspection is vital. The home could appeal to a wide variety of purchasers such as families or as a multi-generational home due to the fantastic detached annex or as an ideal lock up and leave due to its privacy, seclusion and modern design. The home is extremely deceptive and could be altered to suit various requirements.

Outside

A sweeping driveway provides space for at least 5 vehicles, and the front garden, which has heathers and a 2-tier lawned bank, is enclosed by mixed hedges and an oak tree.

The rear garden offers almost complete privacy, being enclosed by close boarded fencing, laurels, acers and

clematis. There is a large, flat lawn, a full width fibre entertaining deck, and a timber deck with fitted hot tub and pergola over. The garden includes a large studio/annexe with an adjacent garden store. The sitting room/kitchen area has built-in AEG microwave, coffee machine, cupboards, worktops and retractable larder. There is a double bedroom with door to outside, and a shower room with walk-in shower, vanity unit, wash basin, WC and quality flooring. Local shops are available in Corfe Mullen, Lytchett Matravers and Broadstone, and there is good road access to Wimborne and the coastal towns of Poole and Bournemouth, both of which have online rail links to London Waterloo

Services

EPC RATING: Band C

Mains Services

COUNCIL TAX: Band E

Rushall Lane, Poole

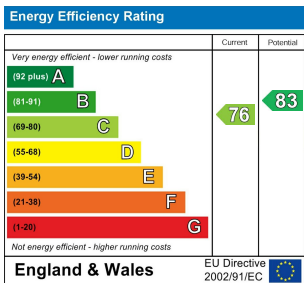
Approximate Area = 1908 sq ft / 177.3 sq m
 Annexe = 350 sq ft / 32.5 sq m
 Total = 2258 sq ft / 209.8 sq m

For identification only - Not to scale



Directions

DIRECTIONS: From Wimborne, proceed west on the A31. At the Roundhouse roundabout at Sturminster Marshall, take the first exit onto the A350, signposted to Poole. At the Lytchett Matravers crossroads, turn left into Rushall Lane, signposted to Corfe Mullen, and the property can be found after a short distance on the left hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Symonds & Sampson. REF: 1025219



Wimb/NW/Nov23

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