



## Redbridge Farm, Dolmans Hill, Lytchett Matravers, Poole, Dorset

A beautiful and characterful cottage set in an idyllic location, updated throughout with two bedrooms. Charming gardens to the front and rear with parking and a garage.

Guide Price

**£335,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Redbridge Farm, Dolmans Hill, Lytchett Matravers, Poole, Dorset, BH16 6HP

- Courtyard development
- An individual character home
- Open plan living space with open fire
- Ground floor en-suite bedroom
- First floor ensuite bedroom
- Easy maintenance gardens plus a private courtyard garden
- No onward chain, single garage and driveway
  - CTB: A
  - EPC: G

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





This charming property offers delightful accommodation over two floors. The property is entered via the kitchen which in turn leads to the sitting/dining room which benefits from an open fire and a door to the rear courtyard. On this level there is a spacious double bedroom with an ensuite shower room. Patio doors from the bedroom open onto the courtyard.

A further verandha area which is currently open, provides the ability to create a second reception room (stpp) if required which in turn would lead to the garage. Again, if chosen the garage could be used as further living space seeing as parking is provided.

The first floor bedroom has a feature vaulted ceiling and an ensuite bathroom with ample storage and a very quirky feel.

#### Outside

The property is approached via a timber gate to the front garden which is bounded by a wall and picket fence. The front garden is laid mainly to lawn and there is a delightful

verandah providing a sheltered area for sitting out which could be enclosed and leads to the garage. An archway leads to the front door. The rear garden is enclosed and hard landscaped for ease of maintenance. This area provides great scope to create an attractive Mediteranean style garden with space for al fresco dining and relaxation. Garage.

Mains electricity, water and shared septic tank. Oil fired central heating system.

Agent's Note  
External photographs taken in 2020.

#### Situation

The popular village of Lytchett Matravers has a small supermarket, pharmacy, butcher and public houses together with a well regarded first school within the village. The surrounding towns of Wareham, Poole, Dorchester and Blandford all offer an everyday range of retail, commercial and recreational facilities.

There is an excellent range of state schools in the area and a number of independent schools including Dumpton and Castle Court prep schools, Canford, Bryanston, Clayesmore and Milton Abbey School.

The area provides excellent sporting opportunities including golf at nearby Bulbury Woods while other golf courses in the area are located at Wareham and Hyde. Sailing and other water sports opportunities are on offer in Poole Harbour and Weymouth. There are country walks locally and spectacular views can be enjoyed from the footpaths of the World Heritage Jurassic Coast to the south. Sandy beaches are found at Studland, Swanage and Poole. For the equestrian enthusiast, there is National Hunt racing at Wincanton, flat racing at Salisbury and local point-to-points at Badbury Rings and Milborne St Andrew. A range of theatre, concert and cinema entertainment is available at The Lighthouse in Poole, the Tivoli theatre in Wimborne, Bournemouth Pavilion and Bournemouth International Centre.

The property is ideally placed for ease of access to the A35 for Poole, Bournemouth and Dorchester, and to the A350/A31 for Blandford, Wimborne and beyond. There are mainline trains from Wareham and Poole to London Waterloo and international airports at Bournemouth and Southampton.



## Dolmans Hill, Lytchett Matravers, Poole

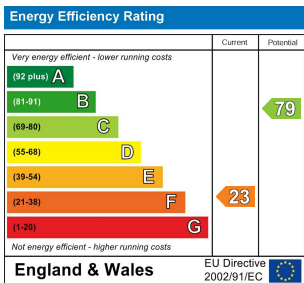
Approximate Area = 737 sq ft / 68.4 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 887 sq ft / 82.3 sq m

For identification only - Not to scale



### Directions

From the A31 take the B3075 in a southerly direction. At Morden Park Corner (junction with the A35) turn left towards Poole. After about 1 mile turn left signposted to Bulbury Golf Club. Proceed past the golf club and after about ¼ mile turn left into Dolmans Hill. The entrance drive to Redbridge Farm will be found on the left hand side after about half a mile.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1041952



Office/Neg/date



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