



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

A spacious, three bedroom character property with a modern contemporary feel benefitting from a delightful private garden and countryside views. No onward chain

Guide Price

£475,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**The Forge
Redbridge Farm
Lytchette Matravers
BH16 6HP**

- Rural courtyard development
 - Contemporary and modern
- Spacious open plan living space
- 3 double bedrooms all with ensembles
 - Enclosed garden
- Garage plus an open fronted carport
- Rural views and vacant possession
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01202 843190





Situated on the edge of the development, this spacious end of terrace property has recently undergone a schedule of works to provide a character property with a modern, contemporary feel.

The ground floor comprises an open-plan kitchen/dining/sitting room with attractive, central glass and timber staircase leading to the first floor. With ceramic, wood-effect floor tiles, there is ample space for a large dining table and chairs. The sitting area features a fireplace with stone surround and electric stove. The rear elevation is predominantly glazed, creating a particularly light living space and affording delightful views over the private garden to countryside beyond. The first floor comprises three double bedrooms, all benefitting from ensuite facilities.

The garden is a particular feature of the property and is mainly laid to lawn with a charming, central water feature. A generous, natural stone paved terrace abutts the rear of the property providing a wonderful space for al fresco entertaining and barbecues. The property comes with a single garage plus an open fronted carport and there is a block paved courtyard to the front of the property.

Outside

The garden is a particular feature of the property and is mainly laid to lawn with a charming, central water feature. A generous, natural stone paved terrace abutts the rear of the property providing a wonderful space for al fresco entertaining and barbecues. The property comes with a single garage plus an open fronted carport and there is a block paved courtyard to the front of the property.

Mains electricity and water. Shared septic tank. Oil fired heating system.

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.

Directions

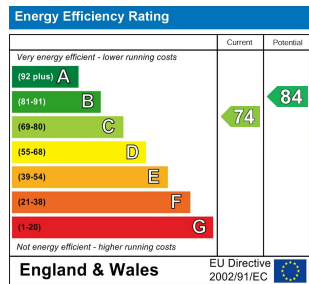
From the A31 take the B3075 in a southerly direction. At Morden Park Corner (junction with the A35) turn left towards Poole. After about 1 mile turn left signposted to Bulbury Golf Club. Proceed past the golf club and after about ¼ mile turn left into Dolmans Hill. The entrance drive to Redbridge Farm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

Services

Mains electricity and water. Shared septic tank drainage. Oil fired central heating system.
Council Tax Band - E

Directions

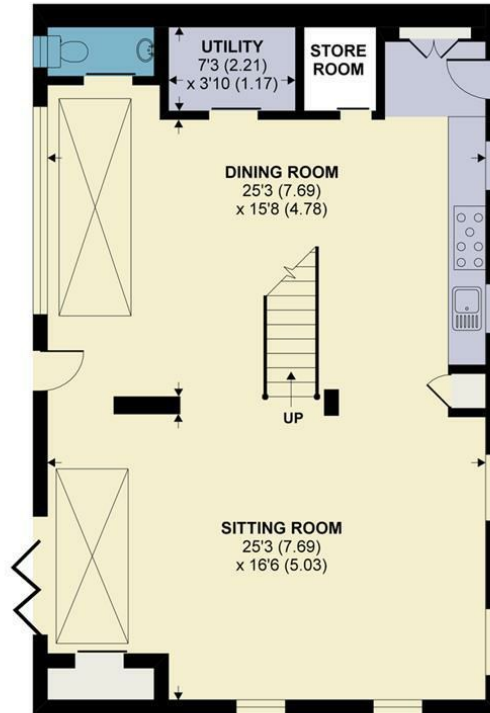
From the A31 take the B3075 in a southerly direction. At Morden Park Corner (junction with the A35) turn left towards Poole. After about 1 mile turn left signposted to Bulbury Golf Club. Proceed past the golf club and after about ¼ mile turn left into Dolmans Hill. The entrance drive to Redbridge Farm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



Folmans Hill, Lytchett Matravers, Poole, BH16 6HP

Approximate Area = 1685 sq ft / 156.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 582881

WIM/NW/AUG



01202 843190

Symonds & Sampson 5 West Street

Wimborne

Dorset

BH21 1JN

wimborne@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

