



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

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

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



- 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

Guide Price **£325,000**

Freehold

[Method of Sale if NOT Private Treaty.]

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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 Mediterranean 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, Claysmore 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.

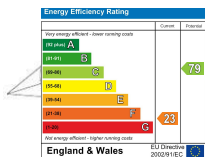
Sandy beaches are found at Studland, Swanage and Poole. For the equestrian enthusiast, there is National Hunt racing at Wincanton, flat racing at Salisbury and local point-to-points at Badbury Rings and Milborne St Andrew. A range of theatre, concert and cinema entertainment is



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.





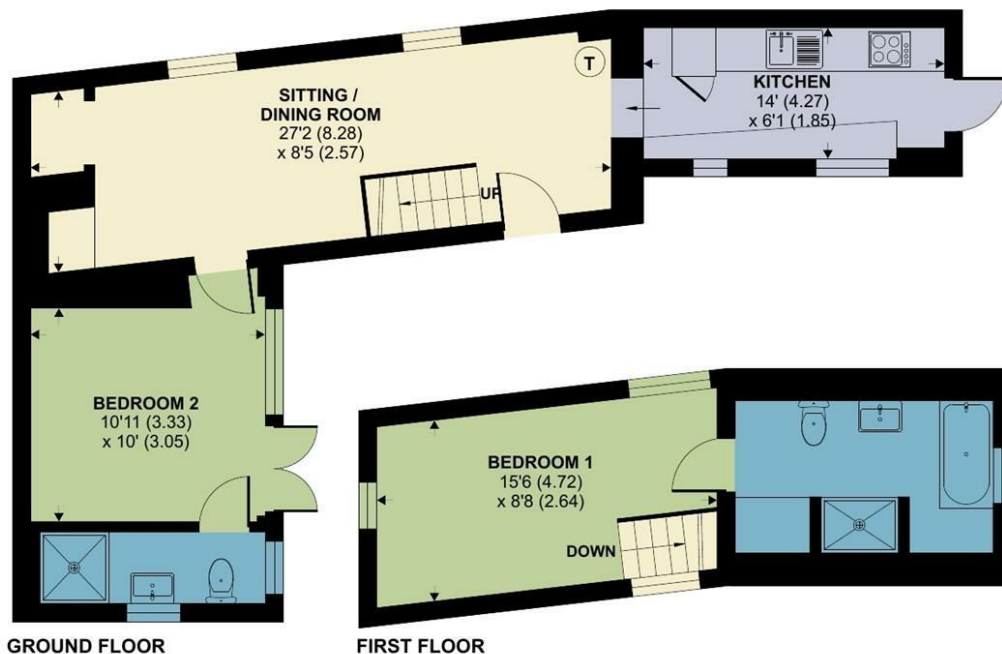
Dolmans Hill, Lytchett Matravers, Poole

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



Certified
Property
Measurer

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



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