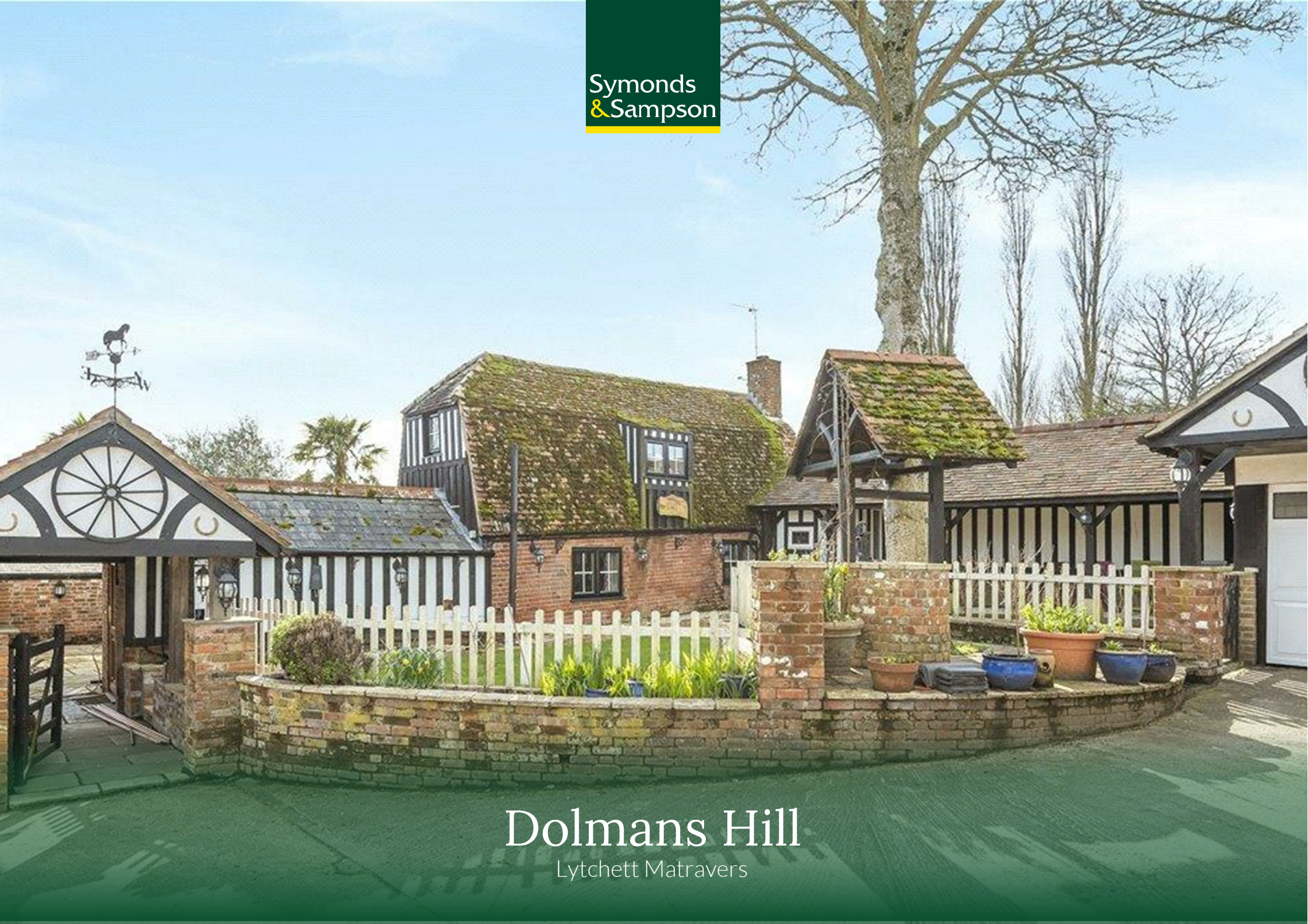




Symonds
& Sampson

Dolmans Hill

Lytchett Matravers

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

Guide Price **£299,950**

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



INSIDE

Enter into the galley kitchen, which leads into the sitting room. Off the sitting room is the main bedroom with an en-suite bathroom. On the first floor is the second bedroom with an en-suite bathroom.

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 veranda 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. Garage.

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

MATERIAL INFORMATION

Mobile phone and broadband reception is available and more information can be found on the Ofcom website.

Agent's Note: External photographs taken in 2020.

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





Dolmans Hill, Lytchett Matravers, Poole

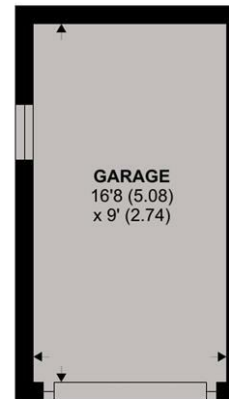
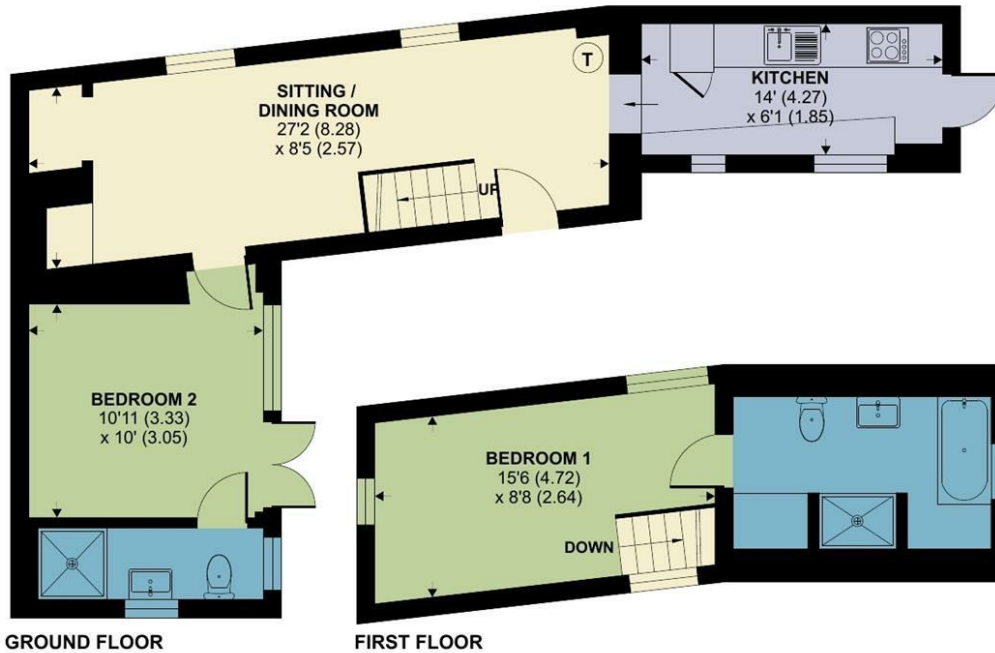
Approximate Area = 737 sq ft / 68.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 887 sq ft / 82.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
41-54	E		
27-40	F		
13-26	G		
Energy inefficient - higher running costs			
England & Wales		79	23
EU Directive 2002/91/EC			



**Certified
Property
Measurer**

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



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