

Symonds
& Sampson



Dolmans Hill

Lytchett Matravers, Poole, Dorset

The Forge

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



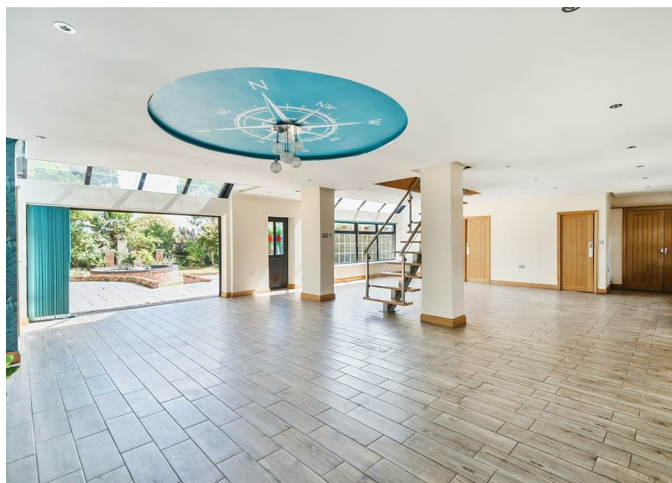
- Farm courtyard development
- Contemporary and modern
- Spacious open plan living space
- 3 double bedrooms all with ensembles
 - Enclosed private garden
- Garage plus an open fronted carport
 - Rural views
- Vacant possession and no onward chain

Guide Price **£425,000**

Freehold

Wimborne Sales
01202 843190

wimborne@symondsandsampson.co.uk



THE PROPERTY

This character property offers an idyllic retreat for those seeking a harmonious blend of modern comfort and rustic sophistication. The rural courtyard development in which it is situated further enhances the sense of community and belonging, making it a desirable place to call home. The surrounding vistas of rolling hills and lush greenery contribute to a sense of serenity. Perfectly suited for those who appreciate the simplicity and beauty of country life.

ACCOMMODATION

The ground floor comprises a generous open-plan kitchen/dining/living room. The rear elevation is predominantly glazed, creating a particularly light living space and affording delightful views over the private garden to countryside beyond. A w/c, utility room and larder complete the ground floor accommodation. The first floor comprises three double bedrooms, all benefitting from ensuite facilities.

OUTSIDE

The garden is mainly laid to lawn with a charming, central water feature; a natural stone paved terrace abuts the rear of the property. The property comes with a single garage plus an open fronted carport. To the front of the home is a covered and paved veranda and parking for two vehicles..

SITUATION

This village has a small supermarket, PO, pharmacy and public houses. The area provides an excellent range of state and independent schools. There are wonderful country walks locally and sandy beaches are found at Studland, Swanage and Poole. Mainline trains run from Wareham and Poole to London Waterloo. International airports are at Bournemouth and Southampton.

DIRECTIONS

What three words ///bonkers.drooling.special

SERVICES

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

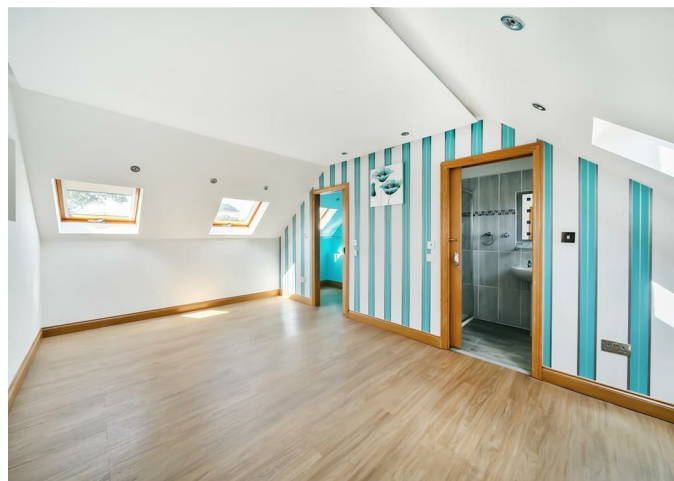
EPC rating - C

Council Tax Band - E

MATERIAL INFORMATION

Standard Broadband available

Mobile phone reception available

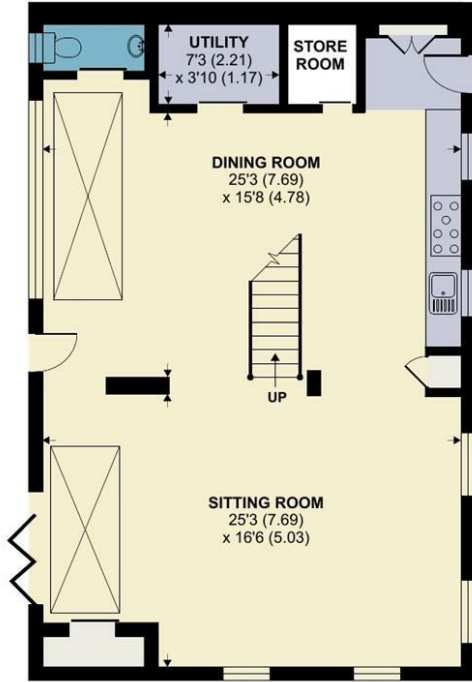


Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
		74	84
For more information on energy efficiency ratings, visit www.gov.uk/government/organisations/energy-efficiency-rating			
England & Wales			
EU Directive 2002/91/EC			

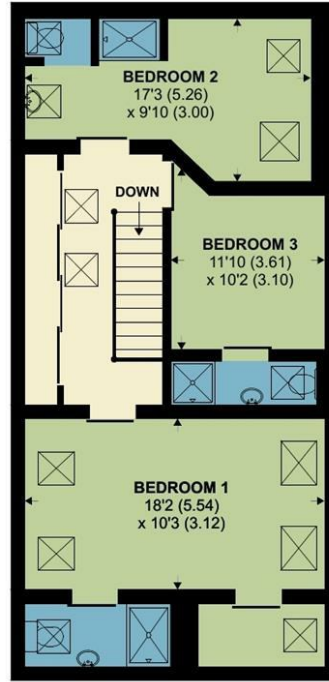
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Approximate Area = 1685 sq ft / 156.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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

WIM/NW/Revised MAY25



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