



133a Wareham Road, Lytchett Matravers, Poole, BH16 6DZ

Offers Over £600,000

- Three Double Bedrooms - Formerly Four
- Built in 2010
- Beautifully Presented
- Garage & Off-Road Parking
- Close to Favoured Amenities
- Detached Family Home
- Ridge Replaced 2025
- Tucked Away Position
- Purbeck Views
- Vendor Suited

133a Wareham Road, Poole BH16 6DZ

VENDOR SUITED! A beautifully presented, characterful home tucked away in a secluded village position - built in 2010 and offering views of The Purbecks from the first floor.



Council Tax Band: F



Sunrise Cottage

Constructed in 2010, this spacious family home was designed to complement characterful features with the convenience's required for modern living.

You enter the property into the main hallway which has doors to all ground floor accommodation, along with a useful downstairs cloakroom. The living room is a fantastic size and centers around a feature woodburning stove. A kitchen/family room adjoins a more formal dining room and there is a separate utility room that can be shut off from the main space. A set of bi-folding doors lead out into the garden space, ideal for summer entertaining.

On the first floor, there are currently three double bedrooms - it's worth noting that the property was originally built as a four bed. The main bedroom is complemented by a superb fitted dressing room and from the window you have far reaching views toward The Purbecks. Bedroom two is a similar footprint offers a very nicely finished en-suite shower room, ideal for guests! The remaining bedroom is still a good size but could easily double as an office space. The bespoke main bathroom completes the first floor accommodation.

The garden has been arranged with enjoyment in mind and is majority laid to lawn along with offering a range of patio seating areas - the one in corner of the garden gets the end of day sun and is adjacent to the brilliant covered outdoor kitchen. A large studio area provides a great space to dedicate to hobbies or as an alternative working space. Further benefits include off-road parking, a covered car port, single garage with power, gas central heating and UPVC double glazing.

The property is quietly situated and discreetly tucked away at the end of a gravel driveway that retreats from the road itself. Lytchett Matravers is a highly regarded and well served village, positioned between Poole and Wareham, surrounded by rolling countryside. It offers the charm of rural living with the convenience of easy access to key routes, including the A31 and A350, making it ideal for those who commute to Poole, Bournemouth, or Dorchester.

The village itself has a strong community spirit and an excellent range of amenities. These include a well-stocked village store and post office, a popular pub, a pharmacy and local services. Families are particularly drawn to Lytchett Matravers thanks to its well regarded schools, including Lytchett Matravers Primary and the sought-after Lytchett Minster Secondary School.

There are numerous countryside walks and bridleways on the doorstep, while the coast at Poole Harbour and the natural beauty of the Purbeck Hills are only a short drive away. Together, these features make Lytchett Matravers one of the area's most desirable and practical villages, combining everyday convenience with an authentic Dorset village setting.







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

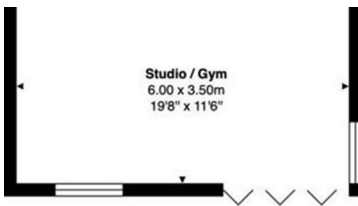
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

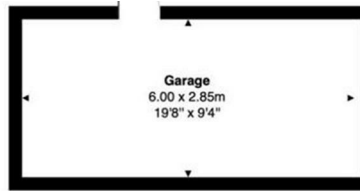
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Studio / Gym
Approximate Floor Area
21m² / 226ft²



Garage
Approximate Floor Area
17.1m² / 184ft²

