GREYS

ESTATE AGENTS









62 Dorchester Road, Lytchett Minster, Poole, BH16 6JF

Asking Price £335,000

- Two Double Bedrooms
- Fantastic Garden
- Driveway
- Huge Potential
- Well Presented
- Character Cottage
- Garage
- Village Location
- Backing Onto Fields
- Rare Opportunity!

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
01202 622101

upton@greysestateagents.co.uk
www.greysestateagents.co.uk

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We are delighted to be appointed sole agents in the sale of this wonderful character cottage in Lytchett Minster with a fantastic rear garden!

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Council Tax Band: D







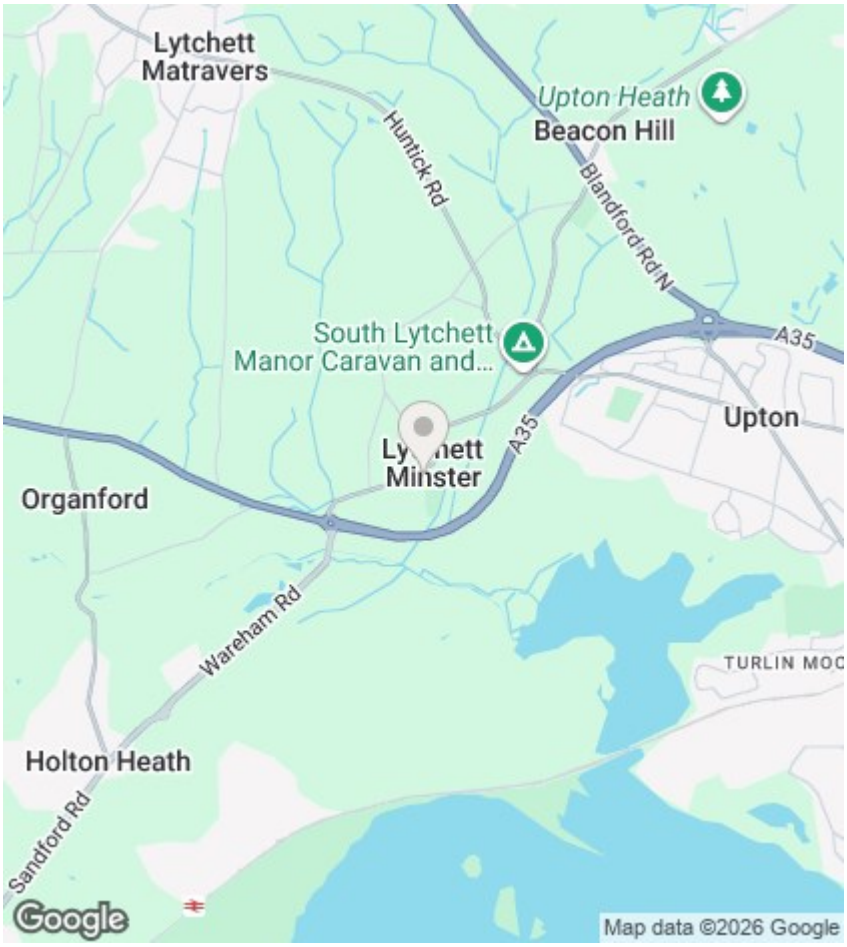
Dorchester Road

Nestled in an enviable position in the heart of Lytchett Minster, this charming thatched cottage offers a rare blend of period character, generous outdoor space and exciting potential. The property is well presented throughout and sits within an exceptional sized garden that backs directly onto open fields, providing far reaching rural views and a wonderful sense of privacy.

The accommodation comprises two well proportioned bedrooms, a cosy lounge, a separate dining room featuring an attractive fireplace, kitchen and a family bathroom. Throughout the home are many appealing character features that enhance the cottage's charm and timeless appeal.

Externally, the property benefits from a garage, driveway parking and extensive gardens that offer huge potential for extension or further enhancement, subject to the necessary planning permissions. Perfectly positioned on a local bus route and within easy reach of two popular village pubs, this delightful cottage combines countryside living with everyday convenience, making it an exceptional opportunity in a sought after location.

To arrange a viewing or for more information, please contact our Upton office at your earliest convenience.



Agents Note

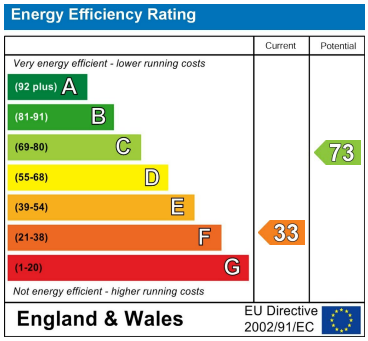
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order.
The agent has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

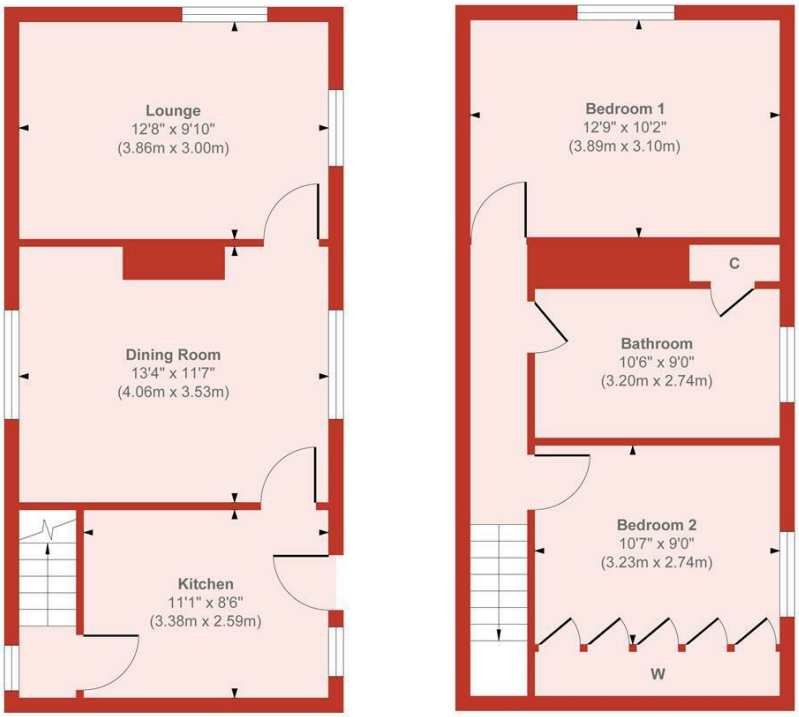
Viewings

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

EPC Rating:

F





Ground Floor
Approximate Floor Area
428 sq. ft
(39.76 sq. m)

First Floor
Approximate Floor Area
428 sq. ft
(39.76 sq. m)

Approx. Gross Internal Floor Area 856 sq. ft / 79.52 sq. m
Produced by Elements Property

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