



Worth Matravers, Dorset BH19 3LQ
£1,400,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



KEY FEATURES

- Exceptional contemporary home built in 2010 to a meticulous and exacting standard
- Located within a UNESCO World Heritage Site in the highly sought-after village of Worth Matravers
- Uninterrupted panoramic views over open countryside to the sea
- Striking reception room featuring curved hardwood windows maximising natural light and views
- Open-plan living and dining space with woodburning stove and stone tiled flooring
- High-quality fitted kitchen
- Three spacious en suite double bedrooms, including one on the ground floor
- Additional snug and first-floor study/home office with far-reaching views
- South-facing garden with wide stone terrace, ideal for indoor-outdoor living
- A truly unique coastal home in one of Dorset's most picturesque and unspoilt locations





A TRULY RARE COASTAL RESIDENCE WITH UNINTERRUPTED SEA AND COUNTRYSIDE VIEWS

An exceptional and highly individual contemporary Purbeck stone home, set within a designated Area of Outstanding Natural Beauty and a UNESCO World Heritage Site. Offering uninterrupted panoramic views across rolling countryside to the English Channel, Sunnybank is a property of genuine rarity and distinction.

Built in 2010 to an exacting and meticulous standard, this outstanding home has been designed around light, space and seamless living. Its unique architecture, combined with an unrivalled position in the highly sought-after village of Worth Matravers, makes it a true one-off opportunity that must be seen to be fully appreciated.

Occupying the footprint of a former railway carriage, the property has been beautifully crafted using traditional Purbeck stone beneath a combination of slate and living sedum roofs, allowing it to sit effortlessly within its exceptional natural surroundings.

At the heart of the home is a remarkable reception room, offering generous proportions and a striking sense of light and space. Feature curved hardwood windows perfectly frame the far-reaching and uninterrupted views, while double doors open directly onto a wide stone terrace, creating a breathtaking indoor-outdoor living experience.

A separate snug provides a more intimate retreat, complete with a self-cleaning wood-burning stove, while an elegant American oak staircase leads to a first-floor study/home office, perfectly positioned to take full advantage of the elevated views.

The bespoke kitchen is finished to a high specification, featuring granite work surfaces, integrated appliances and a breakfast bar, combining practicality with understated luxury. The ground floor also includes a spacious en-suite double bedroom, utility room and cloakroom, all enhanced by underfloor heating throughout.

To the first floor, there are two further substantial en-suite double bedrooms. The principal suite is particularly impressive, enjoying sweeping countryside and sea views, along with access to a private rooftop terrace offering a truly privileged outlook in complete privacy.

Externally, Sunnybank continues to impress. The south-facing garden is predominantly laid to lawn and complemented by a wide stone terrace, perfectly positioned to enjoy sunshine throughout the day and uninterrupted coastal views. An enclosed courtyard with ambient lighting provides a further secluded outdoor space, while private parking completes the offering.

In all, the property extends to over 2,100 sq ft (201 sq m).

This is a truly unique coastal home in one of Dorset's most picturesque and unspoilt locations. An exceptional opportunity where location, design and outlook all combine to create something genuinely special.

Early viewing is strongly recommended.













ADDITIONAL INFORMATION

Dimensions

Please Refer to Floorplan

Tenure

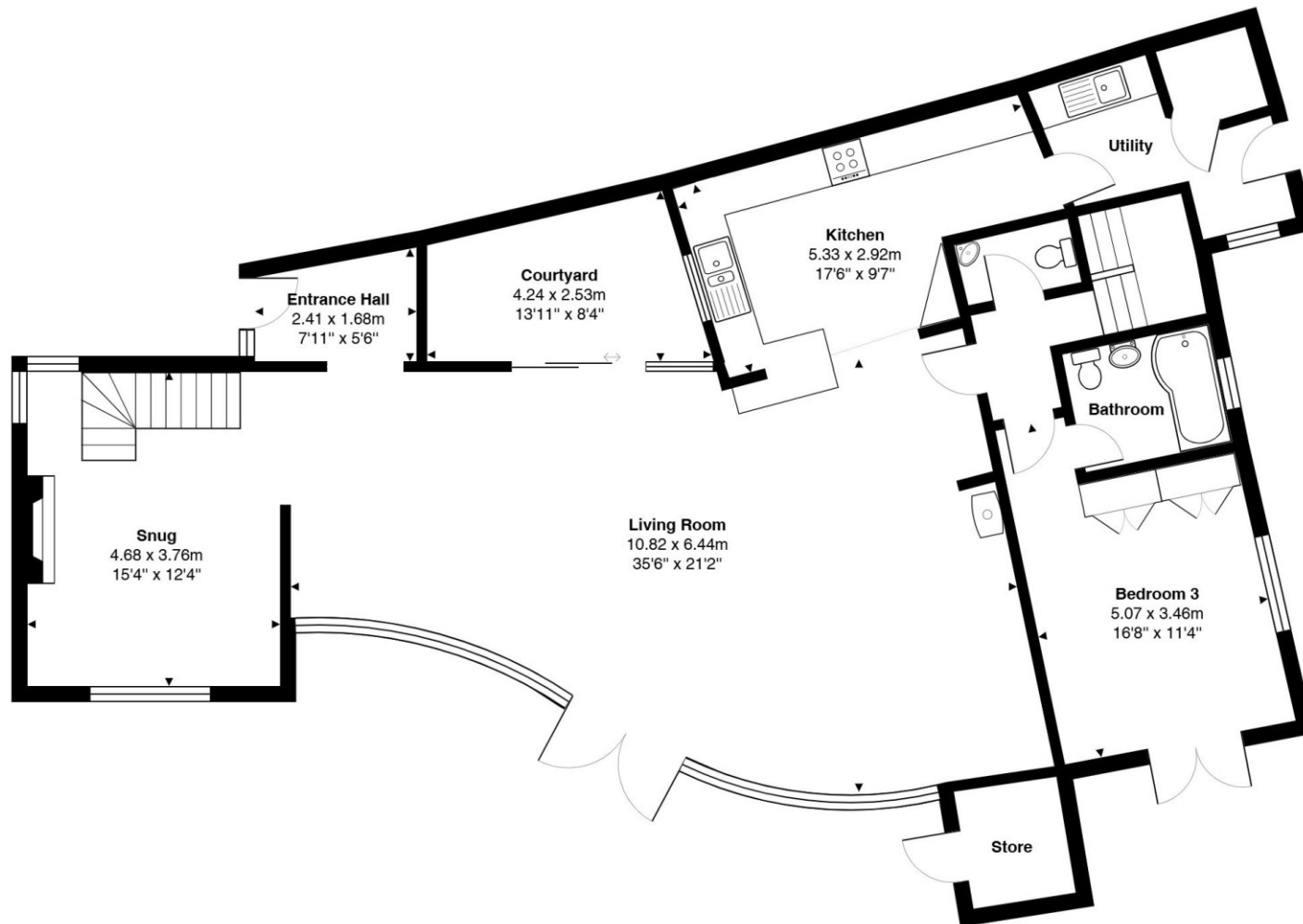
Freehold

Council Tax

Band G - Dorset Council



GROUND FLOOR FLOORPLAN

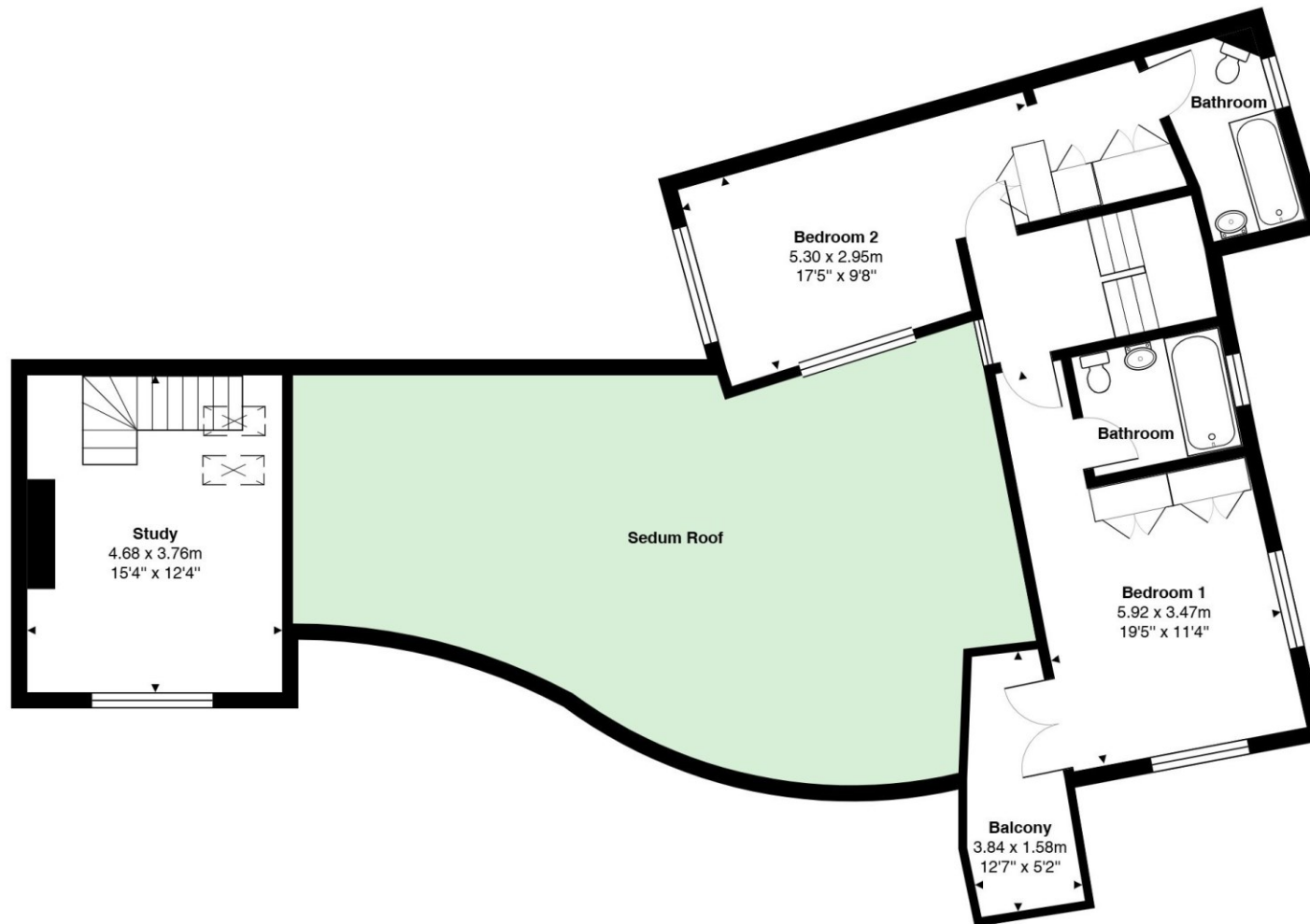


Ground Floor
Area: 133.4 m² ... 1436 ft²

Total Area: 201.1 m² ... 2165 ft² (excluding courtyard, balcony, sedum roof)

All measurements are approximate and for display purposes only

FIRST FLOOR FLOORPLAN



First Floor
Area: 67.7 m² ... 729 ft²

Total Area: 201.1 m² ... 2165 ft² (excluding courtyard, balcony, sedum roof)

All measurements are approximate and for display purposes only







Viewing by Appointment Through the Vendor's Sole Agent

01929 66 00 25 ■ hello@mollaro.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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