



210 Wareham Road, Lytchett Matravers, Poole, Dorset, BH16 6DU

Asking Price £635,000

- Character Cottage
- Quiet Village Location
- Thatch in Very Good Condition
- Spacious Garage
- Full of Character
- Four Double Bedrooms
- Superbly Presented
- Stunning Garden
- Modern Bathrooms
- No Forward Chain!

# 210 Wareham Road, Poole BH16 6DU

Unexpectedly re-available!! We are delighted to be appointed in the sale of this charming, semi detached 18th century character cottage with contemporary comforts in the heart of Lytchett Matravers.



Council Tax Band: D



## Wareham Road

Nestled in the heart of the sought after village of Lytchett Matravers, this beautiful four double bedroom character cottage, originally built circa 1750, seamlessly blends period charm with modern living. Sympathetically extended over time, the property offers a rare combination of space, style, and timeless appeal.

From the moment you step inside, you're welcomed by a warm, inviting atmosphere and a wealth of original features, including exposed beams, oak floors, and a beautifully preserved original fireplace with gas fire that forms the cosy centrepiece of one of the two generously proportioned living rooms.

The home offers exceptional versatility, featuring four spacious double bedrooms, two well appointed bathrooms, and a dedicated study/playroom – ideal for family life or remote working. The layout is perfectly suited for both entertaining and everyday comfort, with two separate reception rooms providing flexible living space for all occasions.

Near the entrance of the property lies a modern kitchen yet in keeping with the period, that flows effortlessly into the extended living areas creating a perfect blend of character and contemporary flair.

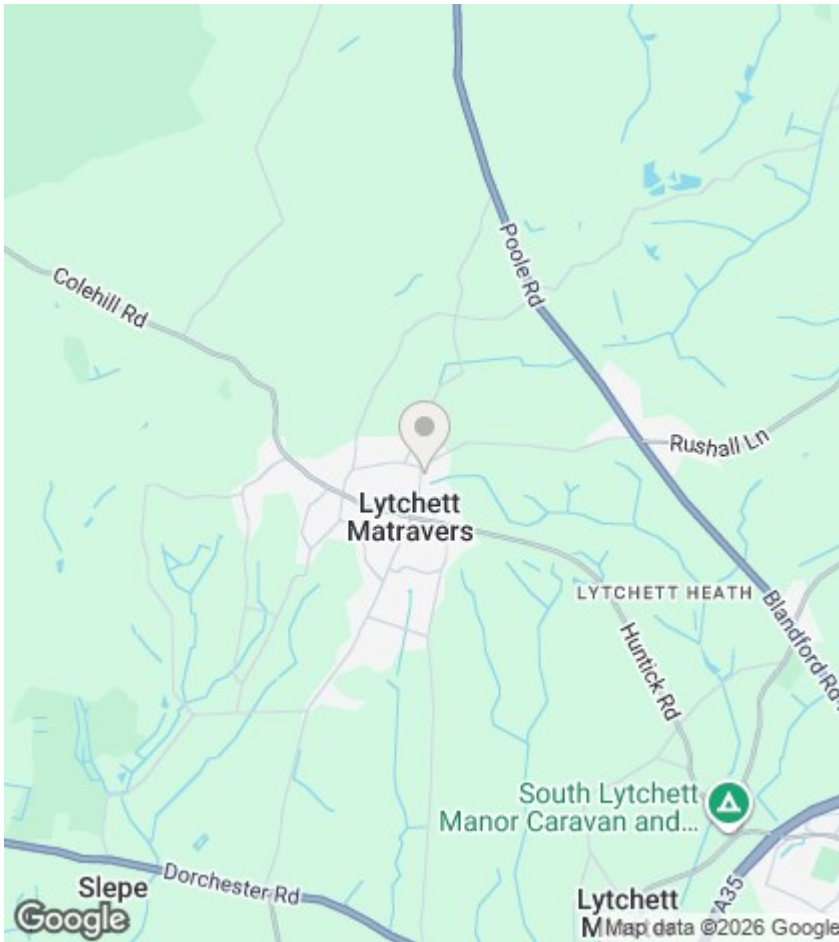
Outside, there's an incredible mature garden, thoughtfully landscaped to offer a haven of peace and privacy. At its far end lies a beautifully crafted garden cabin/office, ideal for those seeking a creative or professional retreat surrounded by nature.

Additional features include a detached garage, ample driveway parking, and a location that combines village tranquillity with excellent access to local amenities, countryside walks, and nearby towns.

This is more than just a house – it's a home with history, heart, and a unique sense of place. Internal viewings come highly recommended at your earliest convenience. This can be arranged by calling our Upton Office.







## 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.

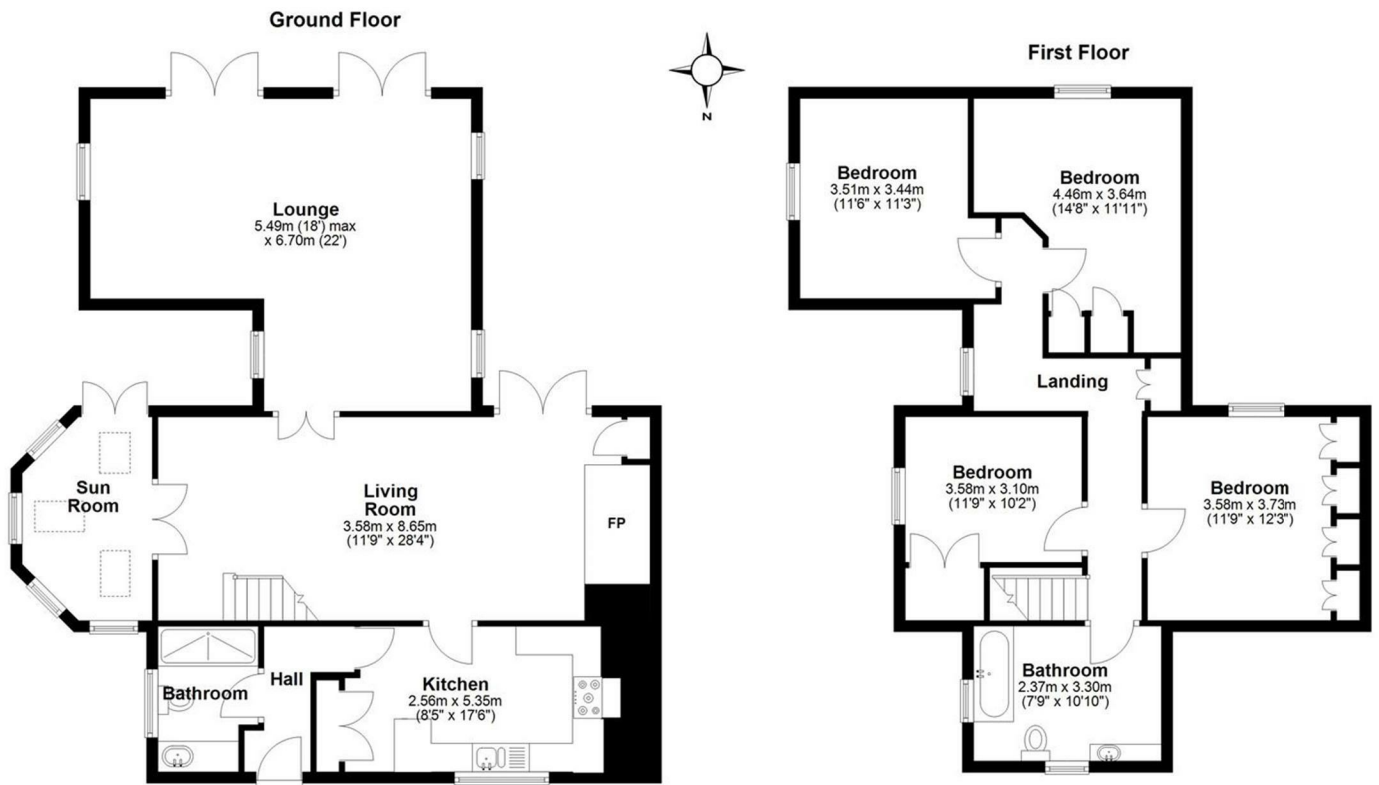
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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