



Old Forge Close

Lytchett Minster, Poole, Dorset

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Old Forge Close
Lytchett Minster
Poole
Dorset
BH16 6 JG

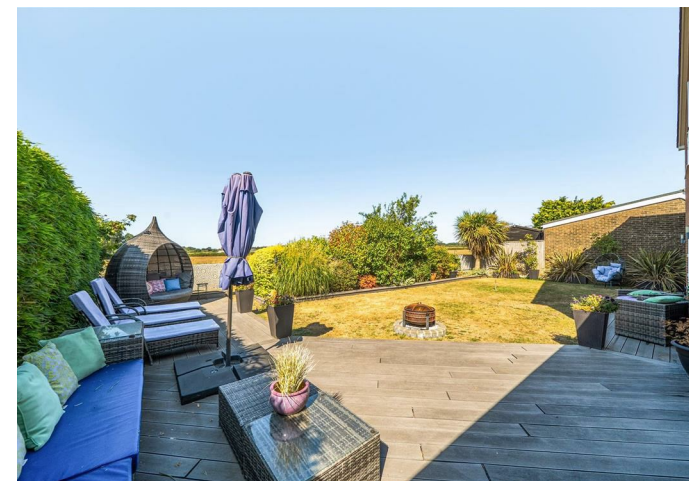


- A stunning contemporary family home with superb views
- An open plan family room with a separate snug/dining or further reception
- Ample parking for numerous vehicles with room to expand
 - A large office/music room or games room
- Gardens front and rear with sublime countryside views
- five double bedrooms, principal has dressing room and en-suite
- A stunning family room with an large kitchen and central island

Guide Price **£800,000**

Freehold

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AN INTRODUCTION

Completely remodelled and refurbished throughout. A stunning and contemporary family home situated in a quiet and convinient cul-de-sac location only a short distance from the main village of Lytchett Matravers. The lovely, bright and modern home has wonderful far reaching countryside views across green belt land. Offered in excellent order and must be seen.

ACCOMMODATION

This lovely home has a wonderful warm, free flowing feel with open plan entertaining areas as well as cosy nooks which offer peace and quiet. The property has excellent school catchment links as well as easy access to Wareham, the Jurrasic Coast, and Lytchett Matravers . Poole is the largest local Town with the main line train station. A particular local favorite is the Cowshed restaurant which is walking distance.

OUTSIDE

To the front there is off road parking for a number of vehicles with the option to expand. This leads to the integral garage. The front lawn is large and has been used equally as much as the rear garden as the current owners family grew. The rear has a decked area ideal for al-freco dining and spectacular open views across countryside. The garden is awash with seasonal colour and has great privacy.

SITUATION

Lytchett Minster is a village with a community feel leading to the Purbeck Hills and the Dorset heathland. It is almost six miles equidistant from Wareham, Wimborne and Poole via a bus and main road link. This attractive village has a small range of shops including a Tesco, two popular public houses, the Rose and Crown and The Chequers, as well as a doctor's surgery and a library. Local sought-after schools for all ages through Lytchett Matravers Primary and Lytchett Minster School.

DIRECTIONS

What three words ///brands.traps.dated

SERVICES

All mains services -EPC rating - (C.) Council tax band - (E)

MATERIAL INFORMATION

Local authority - Dorset. An external car charing point. Mobile and broadband suppliers and speeds can be found on Ofcoms website
Karndeian flooring and undefloor heating to the ground floor.



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Approximate Area = 2424 sq ft / 225.1 sq m

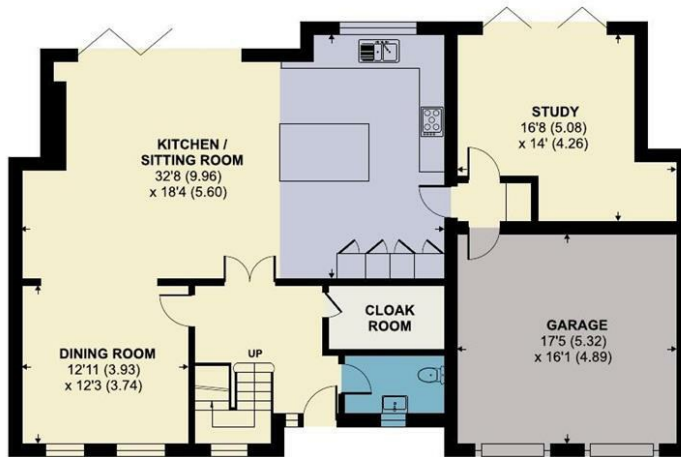
Garage = 275 sq ft / 25.5 sq m

Total = 2699 sq ft / 250.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	79
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1502791



WIM/NW/AUG25



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