







## FERN HOLLOW

SK Property Group are delighted to present this exceptional residence, enviably situated within the sought-after village of Lytchett Matravers, the gateway of the Purbeck Hills, this wonderful home commands spectacular views within 1.26 Acres of Private Grounds.

Reception room • Reception Hall • Dining room •  
Kitchen/family room • Downstairs cloakroom •  
Family shower room

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Principal suite with en-suite bathroom & balcony

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Annexe style accommodation • Reception room  
• Two bedrooms • Family bathroom

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Double garage • Front and rear gardens  
extending 1.26 acres

A bright and calming atmosphere prevalent throughout.



## Reception

Upon arrival, the welcoming reception hall creates an immediate sense of grandeur, with an abundance of natural light and generous proportions combining to provide a warm and inviting first impression of this exceptional home.

Enjoying a commanding setting along a peaceful country lane, this remarkable home captures far-reaching views across rolling countryside. Combining the tranquillity and privacy of a rural retreat, the property remains within easy reach of Wimborne, Bournemouth and Poole, with excellent transport connections providing convenient access to London and beyond.

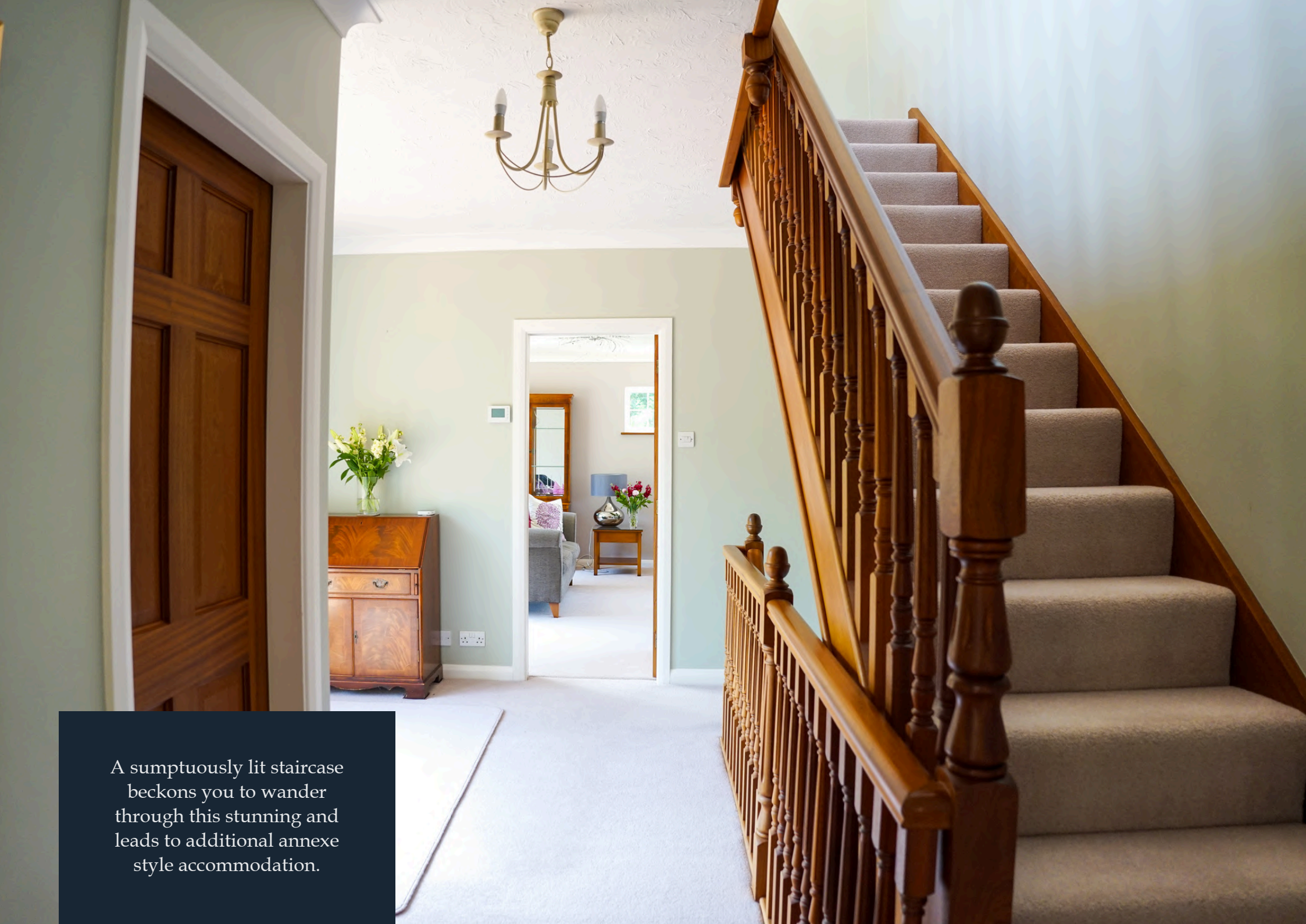
Having been sympathetically enhanced and meticulously maintained by the current owners, the residence presents elegantly throughout. Vast expanses of glazing and a series of dual and triple-aspect rooms bathe the interior in natural light.

At the heart of the home lies a magnificent triple-aspect drawing room, where panoramic views are framed by large windows, fireplace with inset wood-burning stove provides an elegant focal point.



An enchanting family home, featuring dual aspect views of the stunning gardens





A sumptuously lit staircase beckons you to wander through this stunning and leads to additional annexe style accommodation.

Open plan kitchen with  
extensive additional space and  
french door access to the  
garden and patio area.







## **Kitchen & day room**

The contemporary kitchen has been thoughtfully designed to balance everyday practicality with effortless entertaining. Bespoke cabinetry is complemented by polished black granite work surfaces and a striking central island, forming an elegant and highly functional culinary space. Premium appliances, including a Fisher & Paykel range cooker and integrated dishwasher, further enhance the quality and finish of the room.

Flowing seamlessly from the kitchen, the informal family area provides a relaxed yet refined setting, with direct access to the terrace beyond. This connection to the outdoors creates an exceptional space for al fresco dining and sophisticated summer entertaining, all set against the backdrop of the surrounding gardens and countryside.





## Dining Room

The formal dining room enjoys delightful garden views and provides an elegant setting for both intimate family meals and larger social occasions, while remaining conveniently connected to the principal reception spaces.



## Principal Suite

The principal suite occupies a privileged position, enjoying direct access to the extensive balcony and benefitting from a luxurious en-suite bathroom. Further generous double bedrooms are arranged around an attractive galleried landing, served by beautifully appointed bath and shower facilities.





*Balcony area enhanced with furniture and planting using AI*

## **Balcony**

A particular feature of the home is the balcony, accessed from both the principal suite and galleried landing, from which one can enjoy the surrounding landscape.

Annexe style accommodation  
on lower floor including  
family bathroom,  
two bedrooms and large living area



## **Accommodation**

The accommodation has been thoughtfully arranged across three floors, offering both versatility and grandeur. The lower ground floor, revealed from the rear elevation, provides a wonderful connection to the gardens and offers tremendous flexibility, with excellent potential for a beautifully appointed self-contained annexe, ideally suited to multi-generational living, guest accommodation or independent living arrangements, home-working requirements or leisure pursuits. The bedroom accommodation is equally impressive.

A truly exceptional feature of this distinguished residence is the substantial lower ground floor annex, offering an outstanding degree of versatility and independence. Beautifully arranged, the accommodation comprises two generous double bedrooms, either of which could effortlessly serve as a private home office, studio or hobby room, together with a well-appointed family bathroom.

At the heart of the annex lies an impressive and expansive sitting room, bathed in natural light and opening through elegant French doors onto a magnificent terrace. From here, residents can enjoy breathtaking views across the beautifully landscaped rear grounds, creating an idyllic setting for both relaxation and entertaining.

Further enhancing its practicality, the annex benefits from an internal door providing direct access to the double garage.

This remarkable space is perfectly suited to multi-generational living, offering independence for extended family members, teenagers seeking their own private retreat, or accommodation for an au pair. Equally, it presents an exceptional opportunity for those working from home or requiring guest accommodation. Undoubtedly one of the property's most compelling features, this superb annex significantly enhances both the lifestyle appeal and flexibility of this outstanding home.



## Outside

Approached via a sweeping private driveway, Fern Hollow enjoys a distinguished arrival.

The grounds have been carefully cultivated over many years, creating a landscape of maturity and beauty. Rolling lawns, specimen trees, established shrub borders and secluded seating areas combine to create a setting of remarkable privacy and serenity. Offering an ornamental pond, vast terrace and multiple seating locations.

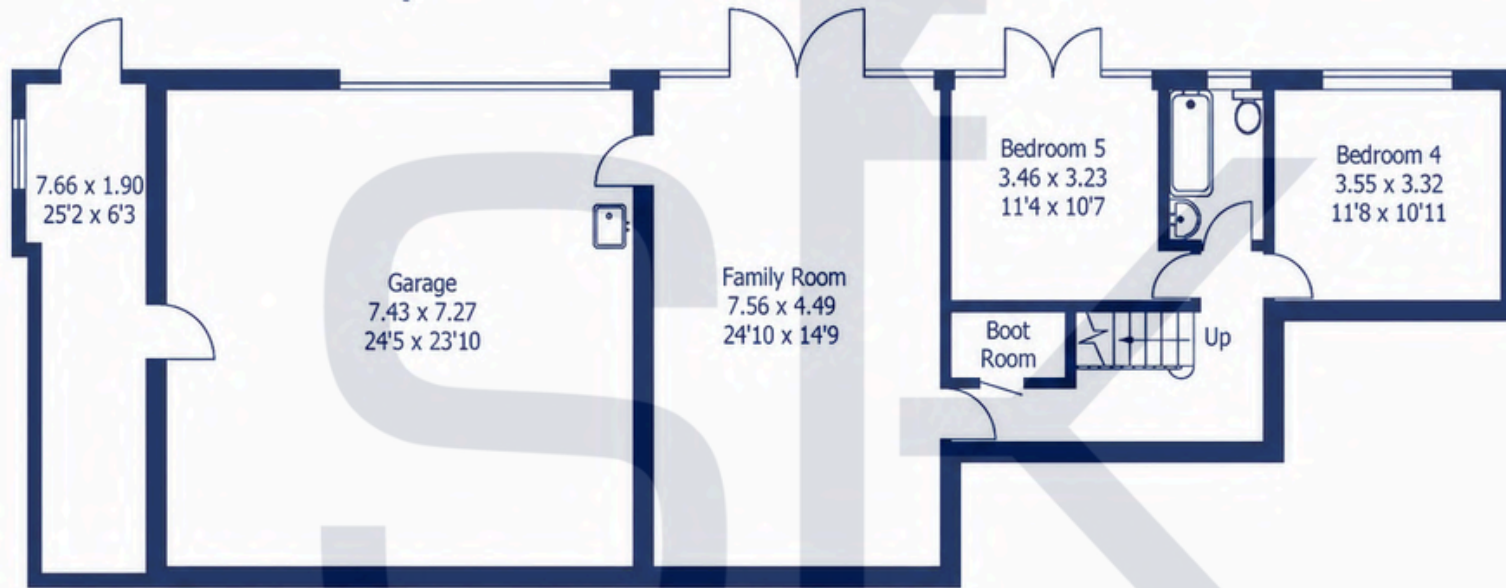




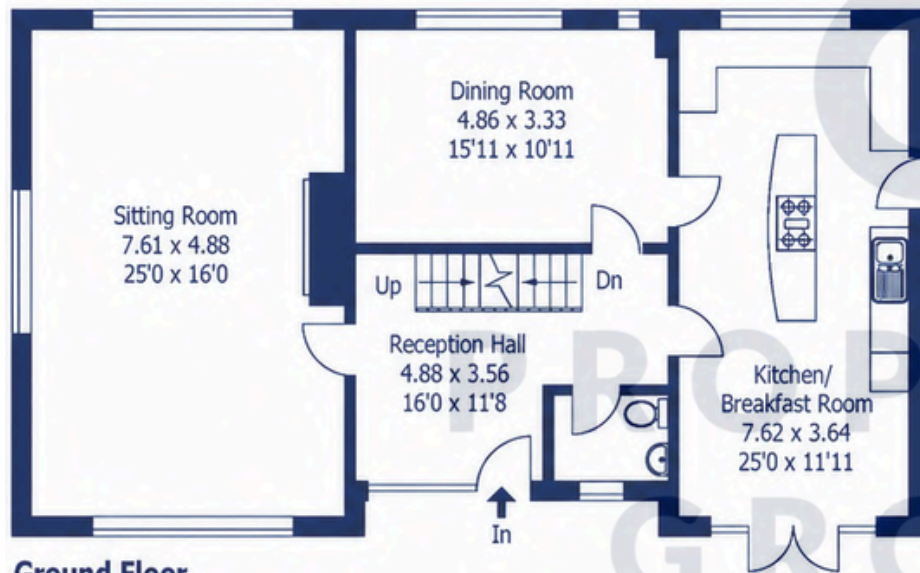
### **Discovering Fern Hollow: A Prime Location for South Coast Living**

Located in an exceptionally desirable location, Fern Hollow provides access to key lifestyle elements that enhance every facet of south coast living, with country walks from the doorstep and the coast just down the road!

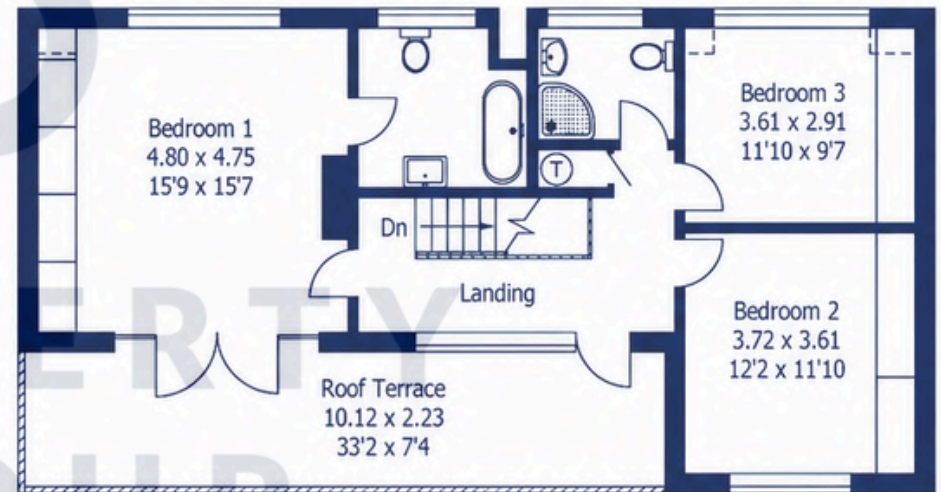
- Bournemouth airport located just a mere 30 minutes drive, offers international destinations with convenience from a local airport.
- Poole train station, accessible within 6 miles, facilitates direct links to London Waterloo in approximately 2.15 hours and further afield.
- With close proximity to Poole Harbour and the Jurassic Coast, Fern Hollow is perfectly situated for those seeking tranquility without sacrificing accessibility.
- Located in close proximity to Poole Harbour and the Jurassic Coast, Fern Hollow is ideally positioned for those seeking a peaceful setting, without compromising on accessibility.
- Coastal towns and beaches, including the award-winning blue flag beaches of Sandbanks and Bournemouth, along with areas like Weymouth, Swanage, and the iconic Durdle Door and Lulworth Cove, are all easily reachable.
- Market towns nearby include Wareham, Wimborne, Blandford, Dorchester, Ringwood and Salisbury.
- Renowned schools nearby include Canford, Talbot Heath, Dumpton, Bryanston and Moyles Court.
- Road links include the, A35, A350, A31 to access further south and west regions, and the M27 enables access to London, the North and the East.



Lower Ground Floor



Ground Floor



First Floor

Total area: approx. 329 sq. metres (3,538 sq. feet)  
This plan is not to scale and is for general guidance only.

## Agents Comments

Fern Hollow represents a rare opportunity to acquire a residence of genuine distinction in one of the region's most sought-after settings. Offering exceptional privacy, outstanding views, beautifully balanced accommodation and an enviable lifestyle opportunity, this is a home of considerable quality and enduring appeal.

**“Your home should tell a story of who you are,  
and be a collection of what you love”**

Nate Berkus



Douglas Stirling-Kibble  
douglas@skpg.co.uk  
+44 (0)7946 815251  
www.skpg.co.uk