



Race Farm House

Huntick Road, Lytchett Matravers, Poole, BH16 6BB

Fowler Fortescue
RURAL ASSET MANAGEMENT



Race Farm House

£3,800pcm

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A delightful, recently refurbished five bedroom detached farmhouse situated in a beautiful rural location in the sought after village location of Lytchett Matravers, near Poole.

Kitchen | Dining/Drawing Room | Living Room | Family room/Snug | Utility/Boot Room | Downstairs WC | Study or Single Bedroom | Master Bedroom | Four Further Double Bedrooms | Two Family Bathrooms | Garden | Driveway | Garage | External Storage Space

Description

A beautifully presented family home refurbished throughout, to include a new kitchen, flooring and decoration. This spacious property offers well-appointed accommodation. The ground floor benefits from an entrance hall leading to a large dining or drawing room with an open fire, a large living room, an open plan kitchen, family room or snug with a woodburning stove, study or single bedroom, and spacious utility boot room. The first floor offers a large master bedroom, four further double bedrooms, and two family bathrooms. Outside, there is a large garden to the rear, a garage, ample parking and external storage space.

Situation

The house is located in the highly desirable village of Lytchett Matravers, enjoying an elevated position with far reaching views. From the garden, you can even catch sight of the iconic Corfe Castle.

Lytchett Matravers is a thriving and welcoming community, offering a range of local amenities including a pub, convenience stores, and a well-regarded primary school.

Nearby, the historic market town of Wareham offers a wider selection of shops, pubs and restaurants, while Poole and Bournemouth are within easy reach for further shopping, leisure, and transport links. Mainline rail services are available from Wareham, as well as excellent road connections.

This property is being offered to market by Fowler Fortescue on behalf of The Post Green Estate.

t. 01747 820031 | e. enquiries@fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

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Kitchen/ Breakfast Room



Drawing/Dining Room



Accommodation

The front door opens into an entrance hall

Kitchen/Breakfast Room with new fitted units, electric hob and integrated appliances. The room is of great proportions, with room for a large dining table

Dining/Drawing Room with open fire, newly fitted carpet and patio doors opening to the rear of the property

Living Room a large room with open fire and two sets of patio doors

Family Room/Snug a cosy room with woodburning stove and a back staircase

Utility Room/Boot Room a large room with space for a washing machine, coats and shoes

Study/Bedroom a single room with storage cupboards

Downstairs Cloakroom with sink and WC

First Floor

Stairs from the main hall lead up to the first floor

Master Bedroom a dual aspect, bright and spacious room

Bedroom Two a good sized double bedroom with views to the front

Bedroom Three a triple aspect double bedroom

Bedroom Four a good sized double bedroom

Bedroom Five a good sized double bedroom with views to the rear

Family Bathroom with large bath, walk in double shower cubicle, wash hand basin and WC

Family Bathroom with shower over bath, wash hand basin and WC

Parking

The property is approached from a driveway leading to a parking area providing space for a number of vehicles. There is also a single garage available

Garden

The property is surrounded to the side and rear by two tiered gardens mainly laid to lawn with a wooded area, and storage shed of brick construction

Utilities

Mains electricity, water and private drainage. Oil-fired central heating

Services

Ofcom indicates there is Ultrafast broadband (up to 1800 Mbps) available to the property. Mobile phone signal is good outdoors and variable indoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker

Council Tax Dorset Council, council tax band F

EPC Rating The property has an EPC rating of E46

Pets by negotiation

Available from now

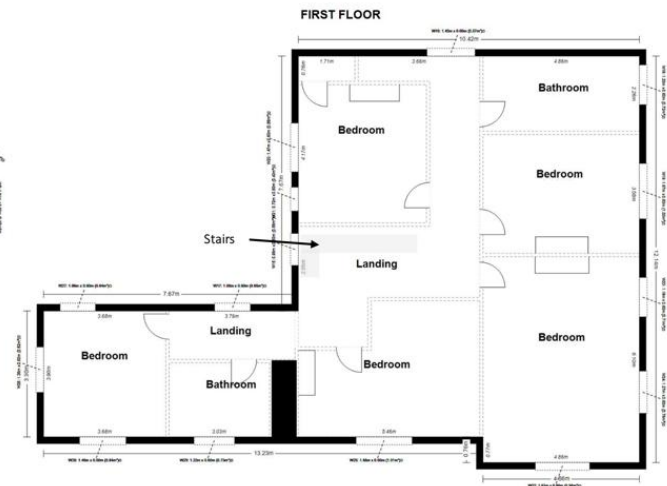
Rent £3,800 per calendar month

Holding Deposit a holding deposit of £875 is payable to secure the property

Security Deposit £4,380 to be held under the terms of The Deposit Protection Scheme for the duration of the tenancy

Viewing strictly by appointment through Fowler Fortescue's office on 01747 820021

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



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