



Peveril

Middle Road, Lytchett Matravers, BH16 6HJ

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ESTATE AGENTS

A spacious 4 bedroom detached house set along a desirable lane with fantastic far reaching views over adjacent countryside and the Purbeck hills.

- Reception hall
- Sitting room
- Spacious kitchen/dining room
- Ground floor shower room
- 4 bedrooms
- Main bedroom with ensuite
- Family bathroom
- Garage
- 2 drives
- PV & thermal solar
- Desirable village location

ASKING PRICE:

£735,000 (Freehold)

EPC RATING:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Property Description

A bright, spacious and beautifully maintained detached home, occupying an elevated plot along countryside lane, enjoying spectacular far-reaching views across local paddocks towards Corfe Castle and the Purbeck Hills beyond.

Set in one of Lytchett Matravers' most desirable locations, Peveril offers an exceptional combination of village convenience and rural tranquillity. Positioned along a village lane, yet within easy reach of the village centre and its excellent amenities, this impressive family home has been thoughtfully extended by the current owners and has been well maintained throughout. The property also benefits from thermal and photovoltaic (PV) solar panels, enhancing its energy efficiency.

A welcoming reception hall provides an excellent first impression, with a useful fitted storage cupboard and stairs rising to the first floor.

The spacious sitting room is undoubtedly one of the home's standout features. This impressive triple-aspect room is flooded with natural light and enjoys impressive views across the surrounding countryside. Sliding patio doors open directly onto the rear terrace, creating a seamless connection with the garden, while an attractive feature open fireplace with a stone surround provides a central focal point.

The dual-aspect kitchen/dining room also makes the most of the outstanding outlook. Designed with both family living and entertaining in mind, the kitchen offers a comprehensive range of base and eye-level units, complemented by a central island breakfast bar. A range of integrated appliances includes an eye-level electric double oven, hob, fridge freezer, dishwasher and washing machine, all finished with matching fascia units for a sleek appearance.

Completing the ground floor is a shower room fitted with a three-piece suite.

The first-floor landing provides access to the loft space and a useful, fitted airing cupboard.



There are three well-proportioned double bedrooms and a fourth single bedroom/nursery or study. The principal bedroom is particularly impressive, featuring a large picture window perfectly positioned to frame the magnificent views. It also benefits from built-in wardrobes and a well-appointed en-suite shower room.

Bedrooms two and three both include fitted wardrobes, while bedroom four offers flexibility as a guest bedroom, nursery or home office.

The family bathroom is generously proportioned and fitted with a quality four-piece suite comprising a WC, wash hand basin, bath and separate shower.

Outside

The property is approached via twin driveways, providing ample off-road parking and access to the attached garage.

The rear garden is a particular highlight, having been designed to make the most of the elevated position and remarkable countryside setting. A substantial raised paved terrace extends across the rear of the property, providing an ideal space for outdoor dining, entertaining or simply enjoying the uninterrupted panoramic views. Beyond, the garden is predominantly laid to lawn with attractive planted borders, creating a beautiful and peaceful outdoor environment.

Location

Lytchett Matravers is a sought after Dorset village, offering an excellent balance of countryside living and everyday convenience. The village provides a range of amenities including a well-regarded first school, village shop, traditional pubs, a doctor's surgery and a community centre. Numerous footpaths and bridleways lead directly into the surrounding countryside, while nearby Lytchett Bay and the wider Purbeck landscape provide outstanding opportunities for walking, cycling and wildlife watching. The historic market town of Wimborne Minster is within easy reach, as are Poole, Bournemouth and Wareham.

Additional information

Services – connected to all mains services

Heating – gas fired central heating

Mobile and internet coverage – please refer to www.ofcom.org.uk

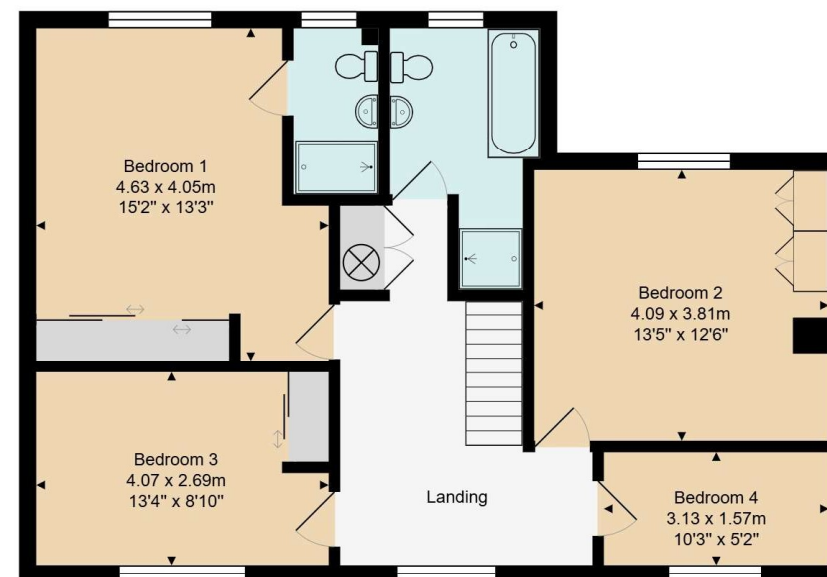
Council tax bill - F



Total Area: approx (including garage) 171.9 m² ... 1850 ft²
All measurements are approximate and for display purposes only.



Ground Floor
Area: approx (including garage) 97.3 m² ... 1047 ft²



First Floor
Area: approx 74.6 m² ... 803 ft²

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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