



56 THE SPINNEY, LYCHETT MATRAVERS, POOLE, DORSET, BH16 6AS  
**£350,000 FREEHOLD**

## A BEAUTIFULLY PRESENTED, MODERN 3 BEDROOM SEMI-DETACHED HOUSE IN A SMALL CUL-DE-SAC LOCATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS TOWARDS THE ISLE OF PURBECK.

### SUMMARY:

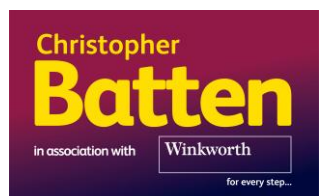
The property has undergone a programme of refurbishment, and is stylishly presented throughout, with a contemporary style kitchen and bathroom, gas central heating, UPVC double glazing, security alarm system, and a rear conservatory looking onto a private, woodland style garden illuminated by display lighting.

An entrance porch leads to a reception hall with oak flooring. Re-fitted in 2023, the kitchen features contemporary units and worktops, integrated fridge-freezer, Zanussi induction hob, extractor, electric oven, integrated dishwasher, Glow Worm gas fired boiler (installed in 2023), and fitted window blinds.

### AT A GLANCE

- Set in a small cul-de-sac development
- Far reaching views towards the Isle of Purbeck
- Excellent decorative order
- Modern kitchen and bathroom
- Garage, parking & private woodland garden

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## DESCRIPTION:

The lounge has a decorative fireplace, a plaster cornice ceiling and an under stairs cupboard. A patio door leads to a rear conservatory with oak flooring and French doors to the rear garden.

From the hall, stairs lead to the first floor landing which has a loft access (with retractable ladder and fitted light) and a shelved cupboard. Bedroom 1 has an airing cupboard, and the front window (fitted with blinds) enjoys views towards the Isle of Purbeck.

There is a refurbished bathroom comprising panelled bath (with shower and screen over), wash basin, WC, towel radiator and recessed lighting. Bedroom 3 has fitted window blinds, and from the landing a hallway provides access to bedroom 2 which has a high vaulted ceiling, fitted wardrobes, a shoe cupboard, and fitted window blinds.

A block paved driveway provides off road parking and leads to an integral garage with up-and-over door, utility area (with sink, space for washing machine and tumble dryer, and sideboard), lighting, power points, and personal door to a covered





passageway which leads from the front of the property to the rear garden. The rear garden, which was re-designed to form a woodland style garden, is nicely enclosed, enjoying privacy, with a patio and exterior lighting.

### LOCATION:

Lytchett Matravers has shops including a Tesco Express, a doctors' surgery, a library and a primary school. Secondary education is available in the village of Lytchett Minster which is about 2 miles away. The village has 2 pubs, The Chequers and The Rose & Crown, and a village hall with views of Poole Harbour. The town of Poole, which has a mainline rail link to London Waterloo, is easy accessible by road.

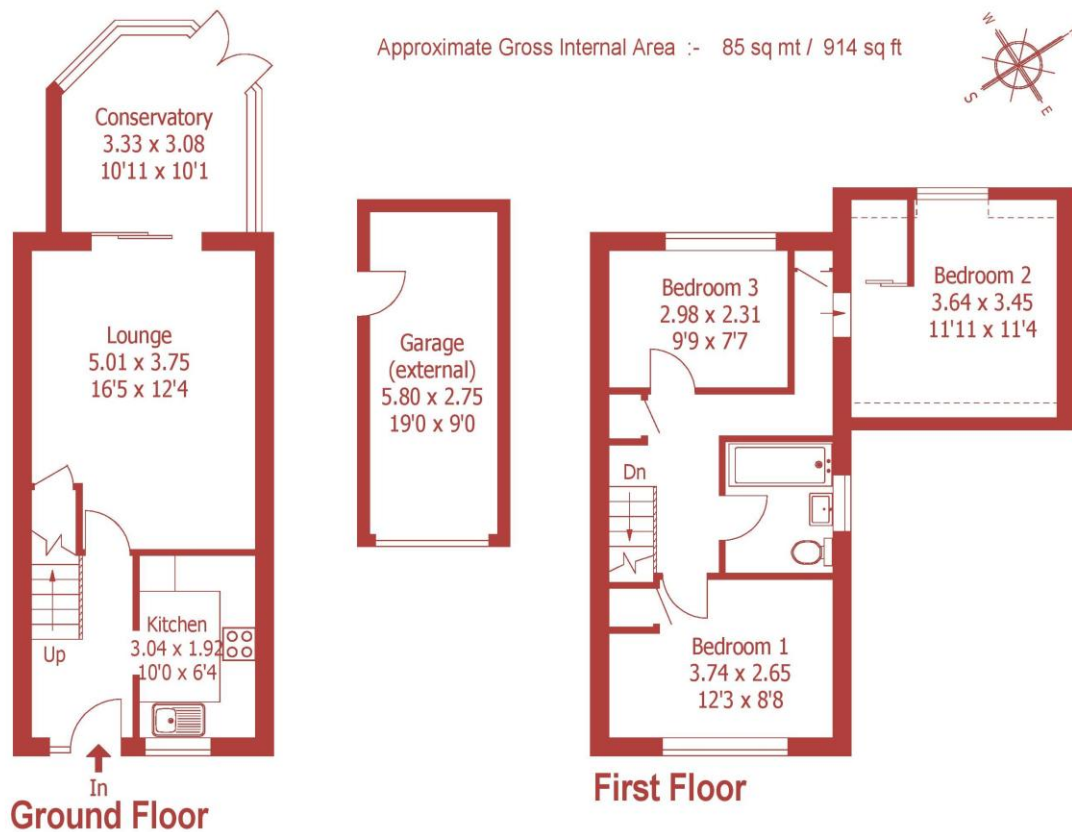
### COUNCIL TAX:

Band C

### DIRECTIONS:

From Wimborne, proceed west along the A31 towards Dorchester, to the Roundhouse roundabout at Sturminster Marshall. Take the first exit, towards Poole, and proceed for about 2.5 miles, passing through Combe. At the crossroads, turn right (opposite Rushall Lane), signposted to Lytchett Matravers, into Wimborne Road. After about a mile, take the first turning on the left and proceed to the crossroads at the Rose & Crown pub. Proceed straight ahead into Wareham Road, and The Spinney is the second turning on the left hand side.





For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER:** Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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