



Jay Cottage, Middle Road

Lytchett Matravers, Poole, Dorset, BH16 6HJ



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A delightful 4 bedroom detached character cottage with outstanding views. Standing in an elevated position with an outlook over the Isle of Purbeck and Poole Harbour, and believed to date back to 1750, Jay Cottage offers immense charm and character.

The house has colour-washed cob walls under a thatched roof, and benefits from gas central heating, double glazing, cobblestone pathway around the cottage, a heated swimming pool with a changing room, a large garden office/studio, ample off road parking, a double garage/workshop, and delightful landscaped gardens amounting to about 2/3 of an acre.

Jay Cottage is very well situated for access to the historic towns of Wimborne, Wareham and Poole, all within 6 miles of Lytchett Matravers and offering a good range of facilities. The peaceful village of Lytchett Matravers benefits from a good selection of local amenities including a Tesco Express, pharmacy, a doctors' surgery, hairdressers, public houses, village hall, library and café, as well as The Dorset Polo Club. There is a high sought after primary school within the village and an excellent secondary school within a short driving distance.

Poole, Bournemouth, Christchurch and Southampton are all within easy commuting distance and the road network links to the A31 and M27/M3 to London are easily accessible. Mainline trains directly to Waterloo run from Poole (4.9 miles), Hamworthy (3.9 miles) and Wareham Stations (4.8 miles). There are also airports at Bournemouth and Southampton and a ferry terminal at Poole.

The village of Lytchett Matravers is perfectly situated for enjoying coast and countryside, being within a short driving distance of Poole Harbour (Europe's biggest natural harbour). The New Forest National Park and the Jurassic Coast (England's only natural world heritage site).

Viewings by appointment
Price Guide £885,000 Freehold





A gabled entrance porch leads to a spacious kitchen/breakfast room with a beamed ceiling, oak-fronted units, space and plumbing for dishwasher, gas hob, electric double oven, microwave, space for fridge-freezer, gas central heating boiler, stone flooring, and double doors to the rear garden.

The separate utility room has a sink, cupboards, space and plumbing for washing machine, and leads to a fully tiled WC with a cupboard offering the facility to add a shower.

There is a charming sitting room with beamed ceiling, inglenook fireplace (with inset wood burner), adjacent old bread oven now converted to a small library, under stairs cupboard and door to a front porch.

The study/bedroom 5 has a fireplace and a secret staircase to the first floor, and the dual aspect dining room has a large mahogany dining table (which converts into a snooker table) and 8 chairs.

From the sitting room, a staircase leads to a large landing with an airing cupboard. There are 4 bedrooms, all of which have fitted wardrobes, a family bath/shower room (with shower, rolltop bath, WC, wash basin and half timber panelled walls) and a cloakroom (with WC and wash basin.)

The front garden is screened by a hedge, with a 5-bar gate leading to a long driveway to the rear of the property where there is a double garage/workshop, an adjacent woodstore, and an electric vehicle charging point.

In front of the house, a heated swimming pool is set in a non-slip tiled terrace, with an outbuilding housing the pump and filtration plant, a changing room and an airsource heat pump for the pool.

The gardens are lawned, with a selection of trees and shrubs, a timber sun deck, and a large garden office/studio (with kitchenette and en suite shower room.)

Directions: From Wimborne, proceed west along the A31 to the Roundhouse roundabout at Sturminster Marshall. Take the first exit onto the A350 towards Poole. After about 2 miles, at a staggered crossroads, turn right towards Lytchett Matravers. At the crossroads, proceed ahead into Middle Road, and the property can be found on the right hand side.

COUNCIL TAX: Band G. EPC RATING: D.







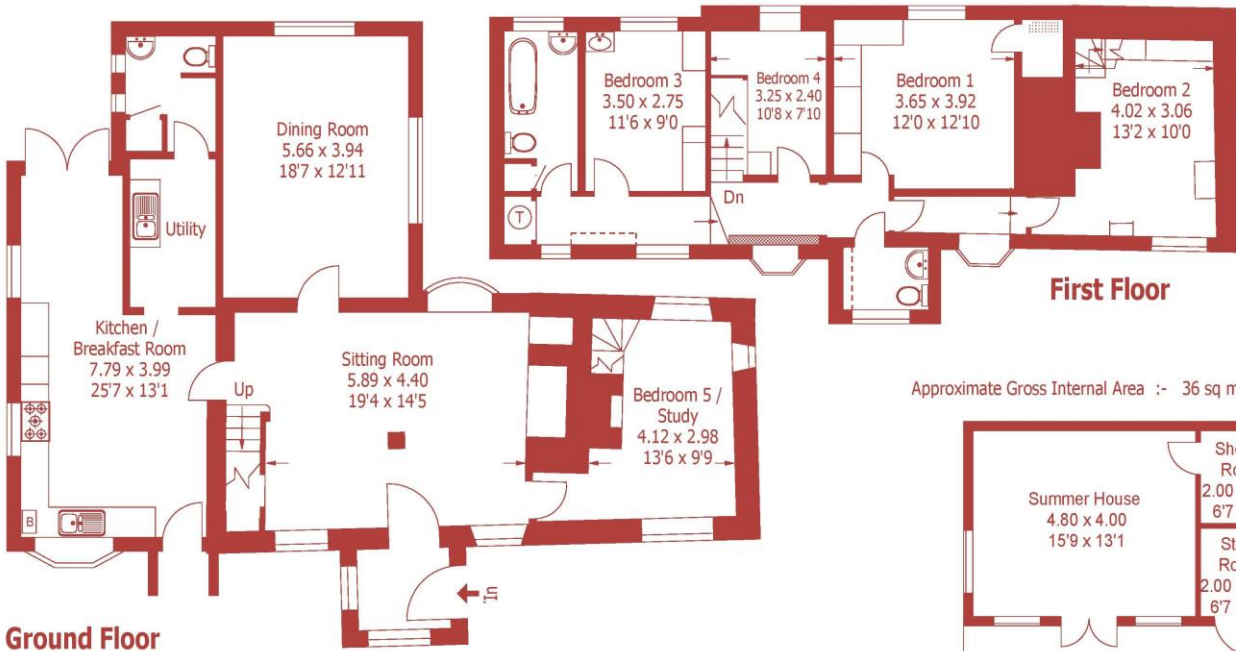
Summerhouse interior





Approximate Gross Internal Area :- 190 sq mt / 2055 sq ft

 = Reduced headroom below 1.5 mt / 5'0



Approximate Gross Internal Area :- 36 sq mt / 385 sq ft

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

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