



Fern Hollow Rushall Lane

Lytchett Matravers, Poole, BH16 6AJ

Offers in excess of £1,295,000



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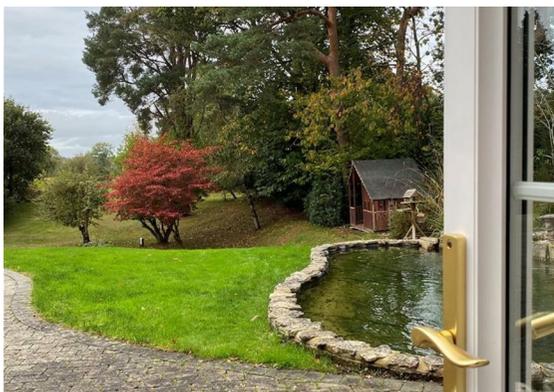
Lytchett Matravers, Poole, BH16 6AJ

A light-filled, five-bedroom, three-bathroom family home set on one of Dorset's most coveted and characterful lanes. Enjoying a semi-rural setting on nearly two acres, the property commands sweeping cross-country views whilst remaining within easy reach of Wimborne, Poole, and Bournemouth, with excellent road and rail links to London and beyond.

Extending to over 3,000 sq ft across three floors, this recently renovated home has been thoughtfully designed to maximise light and outlook, with multi-aspect rooms capturing both sunrise and sunset across the upper two storeys.

The ground floor enjoys a greater degree of privacy, sitting at garden level to the rear and one storey below the front elevation, yet all rooms open directly onto the mature gardens and paddock via French doors. This floor also lends itself naturally to use as a self-contained unit, with an existing bathroom, 2 double bedrooms and a fully insulated second living room making it well-suited to intergenerational living.

A contemporary entrance hall provides access to a triple-aspect sitting room, fitted with a log-burning stove that makes for a particularly inviting retreat in the winter months. To the opposite end of the home, a bespoke German kitchen is fitted with high-gloss white cabinetry, black granite worktops, and premium Fisher & Paykel appliances including a range cooker and integrated dishwasher. A generous central island offers both informal dining and a natural gathering point when entertaining. A side door connects to the rear garden, whilst French doors from the adjoining snug open onto the front terrace. A formal dining room overlooks the rear garden and has access from both the kitchen and hallway, this room could easily be incorporated into the kitchen and snug to create a generous open plan modern living area. A separate WC and cloakroom complete this level.





On the principal floor, a substantial south-facing balcony which spans two thirds of the front elevation is accessible from both the landing and the principal bedroom, ideal for morning coffee or evening drinks. This floor accommodates three double bedrooms in total, including the principal suite with en suite bathroom, alongside a well-appointed family bathroom. A fitted loft ladder provides access to additional storage above, ventilated by a remotely operated Velux window.

Early viewing is highly recommended to appreciate the full scale, quality, and setting of this exceptional home.



Floor Plan

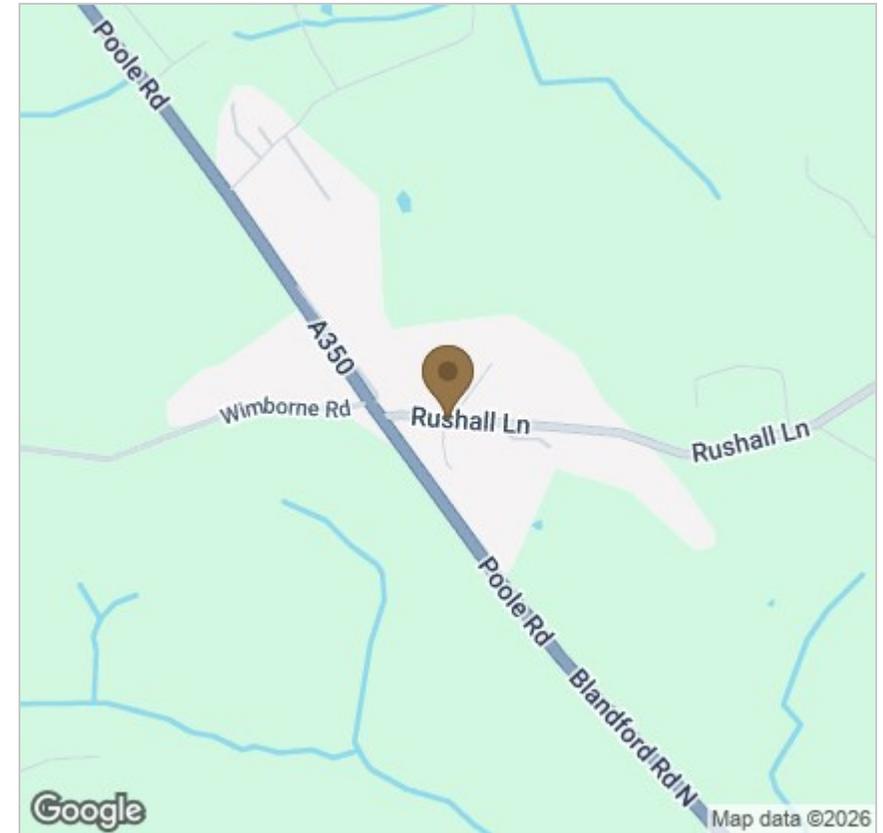


Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

