



Christopher
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in association with

Winkworth

Fern Hollow, Rushall Lane, Lytchett Matravers,
Dorset, BH16 6AJ

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An impressive 5 bedroom country house set in grounds of about 1.75 acres, adjoining fields, with extensive parking, double garaging, and annexe potential.

PRICE GUIDE: £1,295,000
FREEHOLD

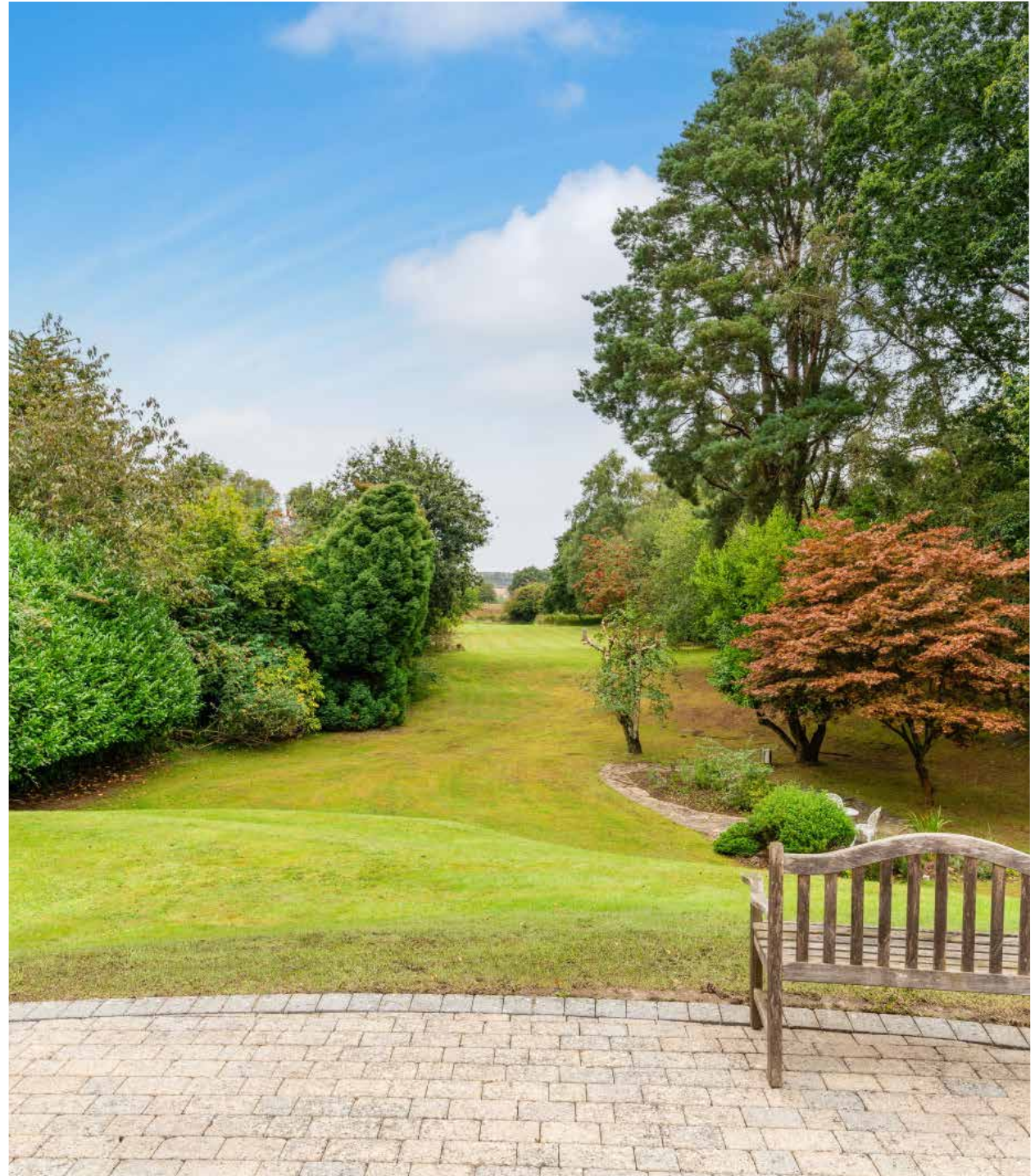
COUNCIL TAX: Band G

EPC RATING: Band D

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The spacious, well proportioned 3-storey accommodation amounts to over 3500 square feet and is beautifully presented throughout, with stunning views over the landscaped garden and paddock.

Well maintained and tastefully presented throughout, and benefitting from gas central heating, UPVC double glazing, a water softener, quality flooring and a monitored security alarm, the house is connected to mains drainage, water and electricity.

It features extensive off road parking, a large double garage, a spacious roof terrace, a German kitchen with granite surfaces and integrated appliances, and modern bathrooms.

Rushall Lane is conveniently situated for local amenities in Lytchett Matravers and Corfe Mullen, and about 4 and 6 miles from the centres of Wimborne and Poole respectively. Poole Railway Station is easily accessible, as are lovely beaches, open countryside, the Isle of Purbeck and the Jurassic Coast.

A covered entrance way leads to a spacious reception hall with a ground floor cloakroom. The triple aspect, 25ft x 16ft sitting room has a Bath stone fireplace with wood burner, and the large picture windows to front and rear offer outstanding views.



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There is a spacious dining room with oak flooring.

The dual aspect kitchen/breakfast room has French doors to an attractive block paved patio ideal for al fresco dining, and a further door to outside. The kitchen comprises modern German units, granite surfaces, sink with disposal unit and water softener, island unit/breakfast bar, Fischer & Paykel gas hob, remote-control Neff extractor hood above, Fischer & Paykel electric double oven, space and plumbing for washing machine, Fischer & Paykel 2-drawer dishwasher, space for American style fridge-freezer, Glow Worm gas central heating boiler, and integrated Neff microwave/combination oven.

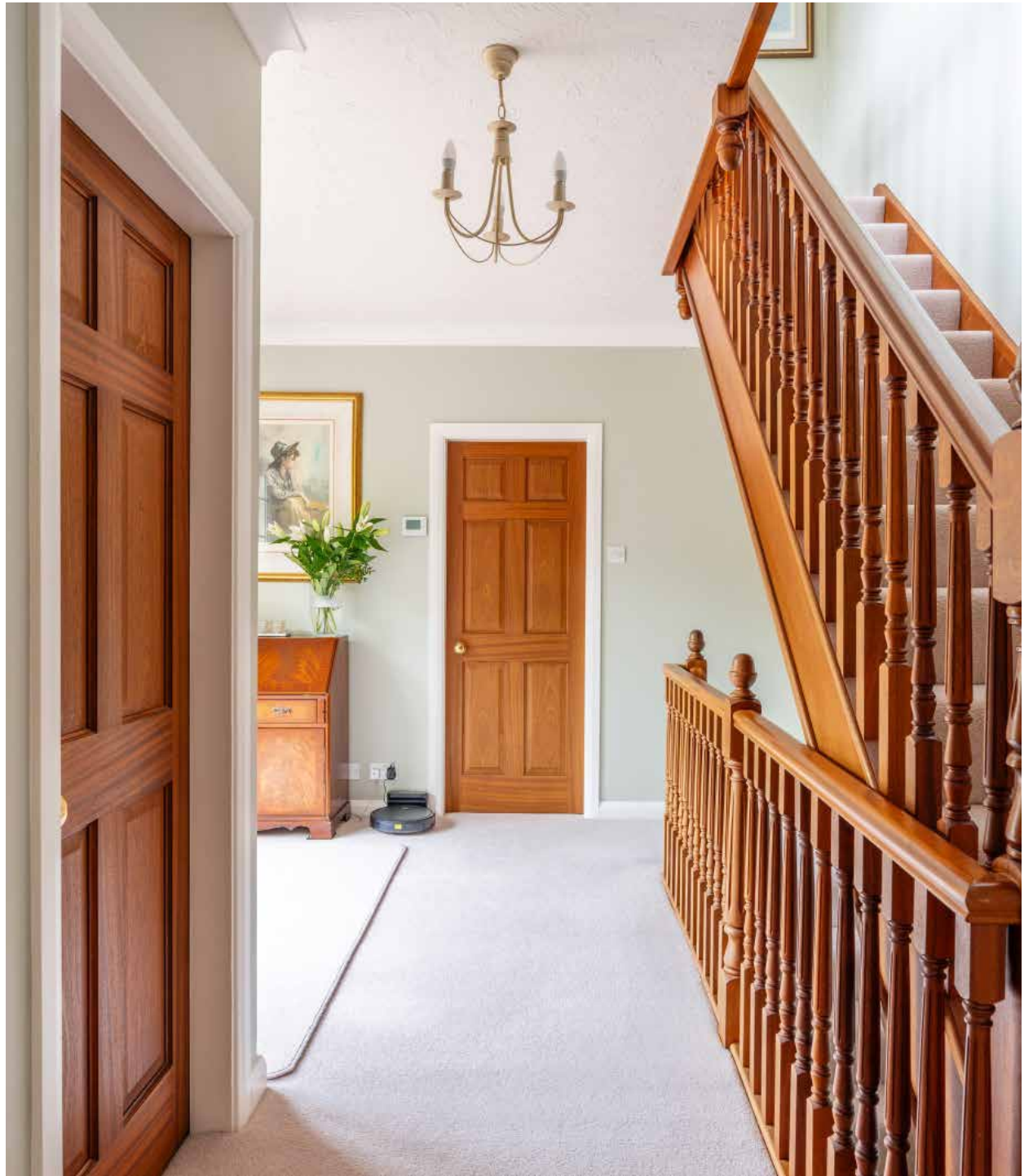
There is a large, galleried first floor landing with airing cupboard (housing a pressurised hot water cylinder) and a door to a roof terrace (with modern steel and glass balustrade.) A retractable ladder gives access to a part boarded loft with fitted light and remote control Velux window.

Bedroom 1 has an excellent range of fitted Hammond furniture, French doors to the roof terrace, and an en suite bathroom with WC, bath (with shower and screen above), wash basin and towel radiator.

Bedroom 2 also has fitted Hammond furniture. Bedroom 3 has built-in wardrobes and there is a family shower room with power shower, wash basin, WC and towel radiator.







From the reception hall, stairs lead down to a lower ground floor hall with a boot room. There is a spacious family room with a fitted gas fire and French doors to the rear garden. Bedroom 5 has French doors to the garden, bedroom 4 looks onto the koi pond, and there is a second full bathroom with bath (with shower over), wash basin and WC.

Agents' Note: The lower ground floor offers great potential for conversion into a self-contained annexe.

The property stands in a country lane populated by large, individual homes in sizeable plots. Fern Hollow is set back from the road, with a lawned front garden, and a sweeping driveway offering turning and parking space.

The driveway continues around the side of the house to a lower level giving access to a substantial double garage (with electric roller door, lighting, power points and Belfast sink.)

Adjacent to the garage is a large, secure garden store/tack room with lighting, power points and door to the rear.

The gardens are predominantly lawned, with grass banks and a large fishpond and rockery. At the end of the garden there is a paddock area with a shed and timber summerhouse.



Fern Hollow stands in an elevated position with delightful views onto the adjacent open countryside.

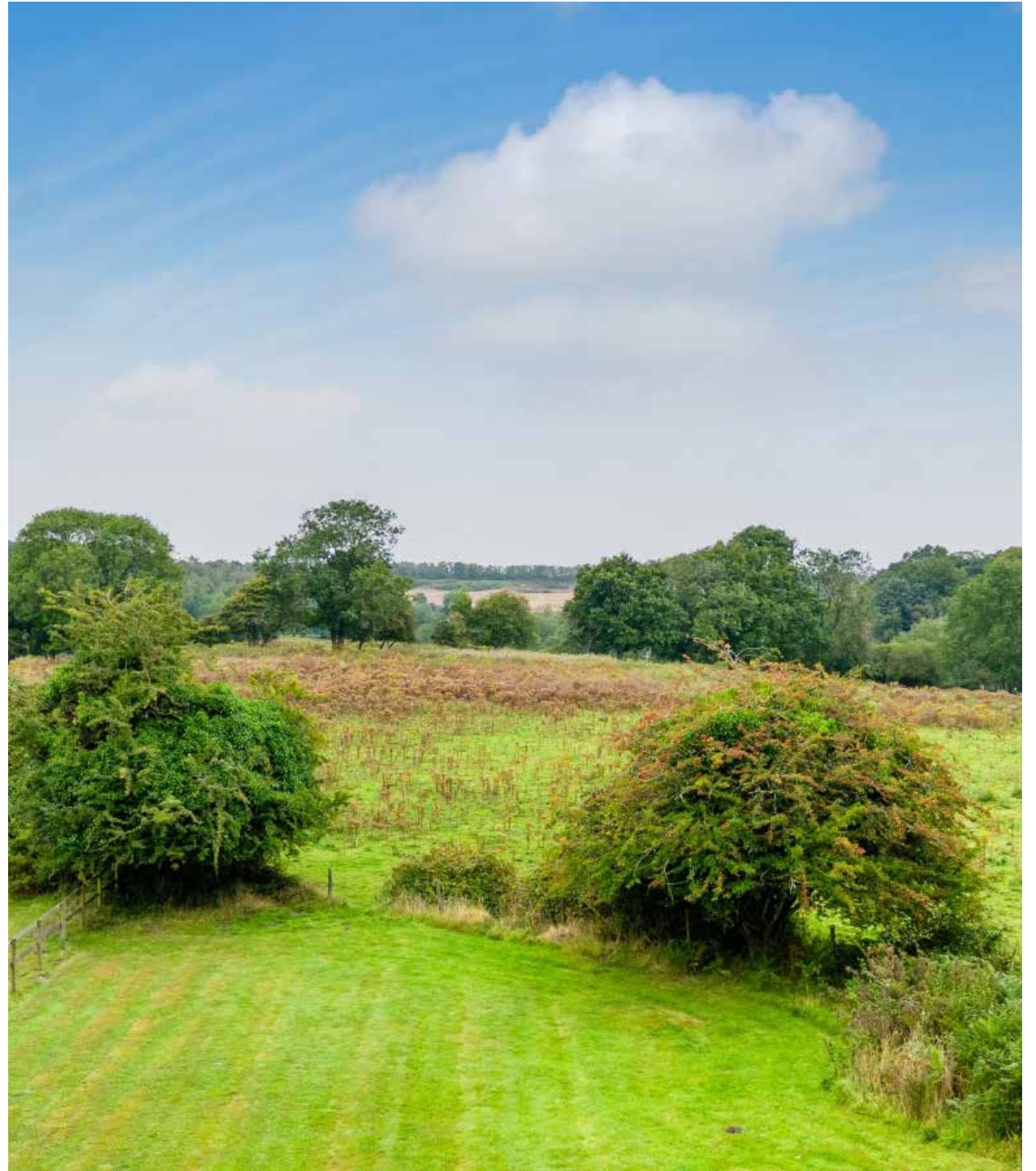
LOCATION: Lytchett Matravers has shops including a Tesco Express, a doctors' surgery, a library and a primary school. Secondary education is available in the village of Lytchett Minster which is about 2 miles away.

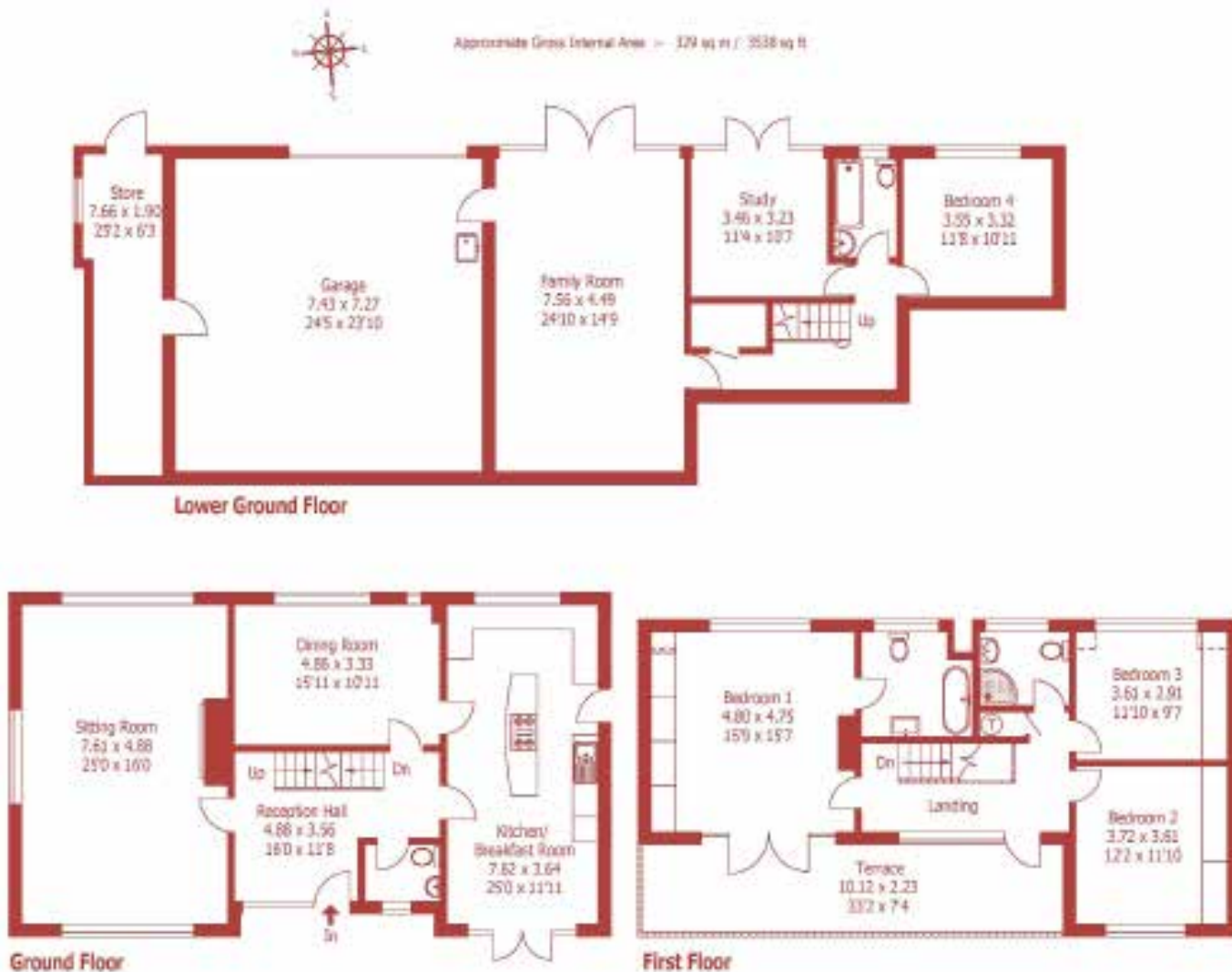
Lytchett Matravers has 2 pubs, The Chequers and The Rose & Crown, and a village hall with views of Poole Harbour. The town of Poole, which has a mainline rail link to London Waterloo, is easy accessible by road, as is the market town of Wimborne Minster. The area is well served by both state and independent schools including Corfe Hills, Castle Court and Canford, with Bryanston and Clayesmore slightly further afield near Blandford.

DIRECTIONS: From Wimborne, proceed west on the A31. At the Roundhouse roundabout at Sturminster Marshall, take the first exit onto the A350, signposted to Poole. At the Lytchett Matravers crossroads, turn left into Rushall Lane, signposted to Corfe Mullen, and the property can be found after a short distance on the left hand side.









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

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