



Christopher
Batten

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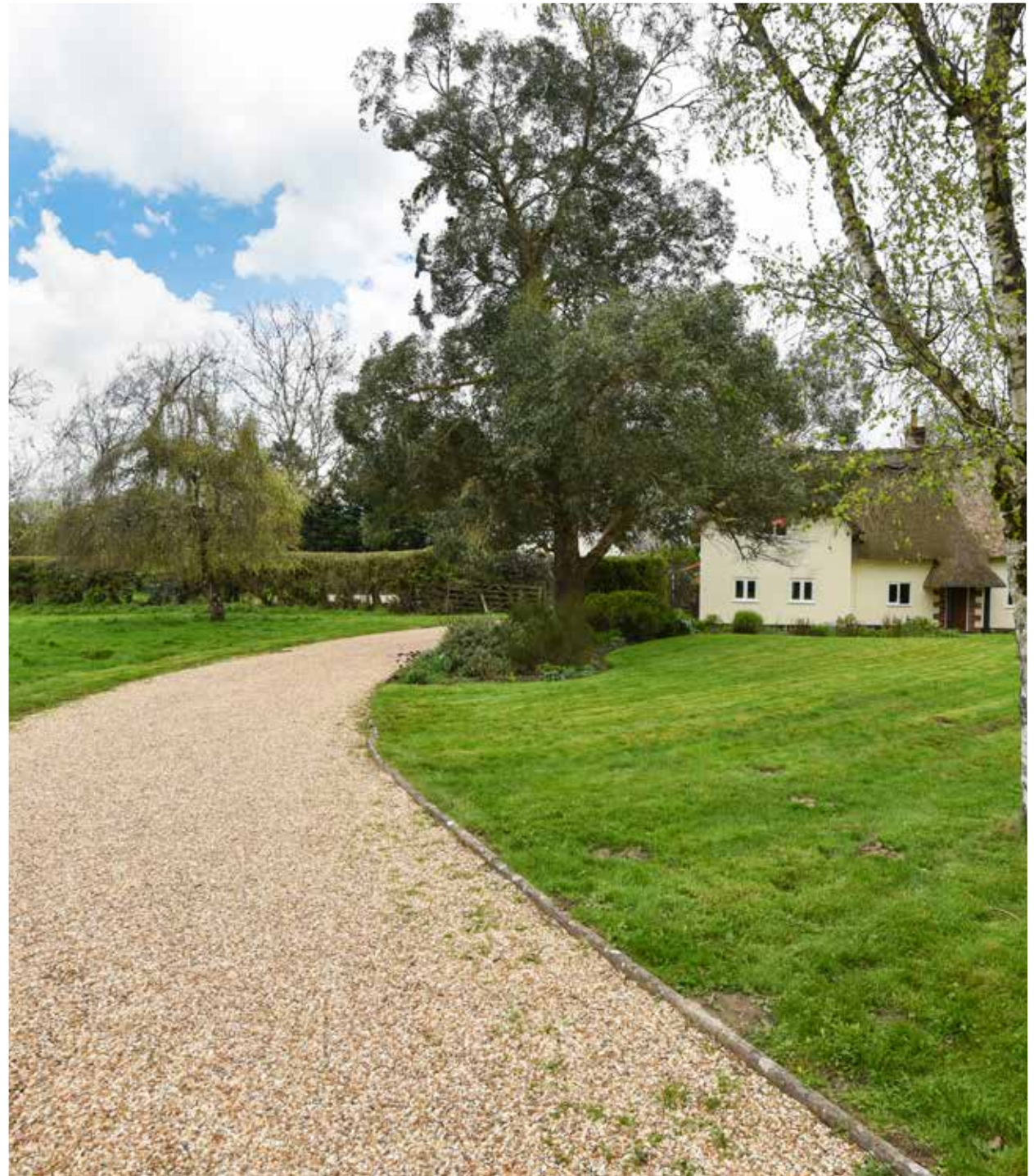
Winkworth

47 Dorchester Road
Lytchett Minster, Poole, BH16 6JE

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A spacious and beautifully presented, Grade II Listed 5 bedroom detached thatched cottage offering excellent living accommodation and set in grounds of over 1.1 acres.

PRICE GUIDE: £900,000
FREEHOLD



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Formerly 2 estate cottages, the original part of the property has cob walls and a water reed thatch. It was extended in the Victorian era and the 1980s, and has undergone a programme of refurbishment and redecoration, including updating of the electrics, and a new gas central heating boiler in 2019.

Connected to all mains services, the property has gas central heating and some double glazing. It stands in large grounds comprising a formal garden area and paddock, with a long, sweeping driveway providing ample off road parking and leading to a large double garage.

EPC: Exempt due to Grade II Listing

COUNCIL TAX: G

Directions: From the Bakers Arms roundabout on A350, proceed onto the B3067 towards Lytchett Minster. Proceed through the village, passing the St Peters Finger pub on the right. Just past the church on the left, the property can be found on the right hand side.



3



5



2

A thatched porch leads to a large central reception hall with Karndean flooring, under stairs storage cupboard, and drying room (housing the Glow Worm gas central heating boiler.) There is also a ground floor cloakroom with WC, wash basin, Travertine tiled floor and electric under floor heating.

The large dual aspect sitting room is full of character, with large ceiling beams, a polished Purbeck stone floor, an inglenook fireplace (with bressummer beam, bread oven and wood burner), a built-in cupboard, French doors to the rear garden, and a gallery above. Adjacent there is a dual aspect family/playroom with a door to the front.

The dual aspect dining room has a central ceiling beam and a polished Purbeck stone floor. The large kitchen/breakfast room is fitted with an extensive range of oak units, granite worktops, twin ceramic sink, dual fuel range cooker (with 5 burners and electric double oven), integrated dishwasher and microwave, and Travertine flooring.

The kitchen gives access to a utility room with Belfast sink, plumbing for washing machine and tumble dryer, space for American style fridge-freezer, stable door to outside, and door to a boot room (with storage and coat hanging space.)



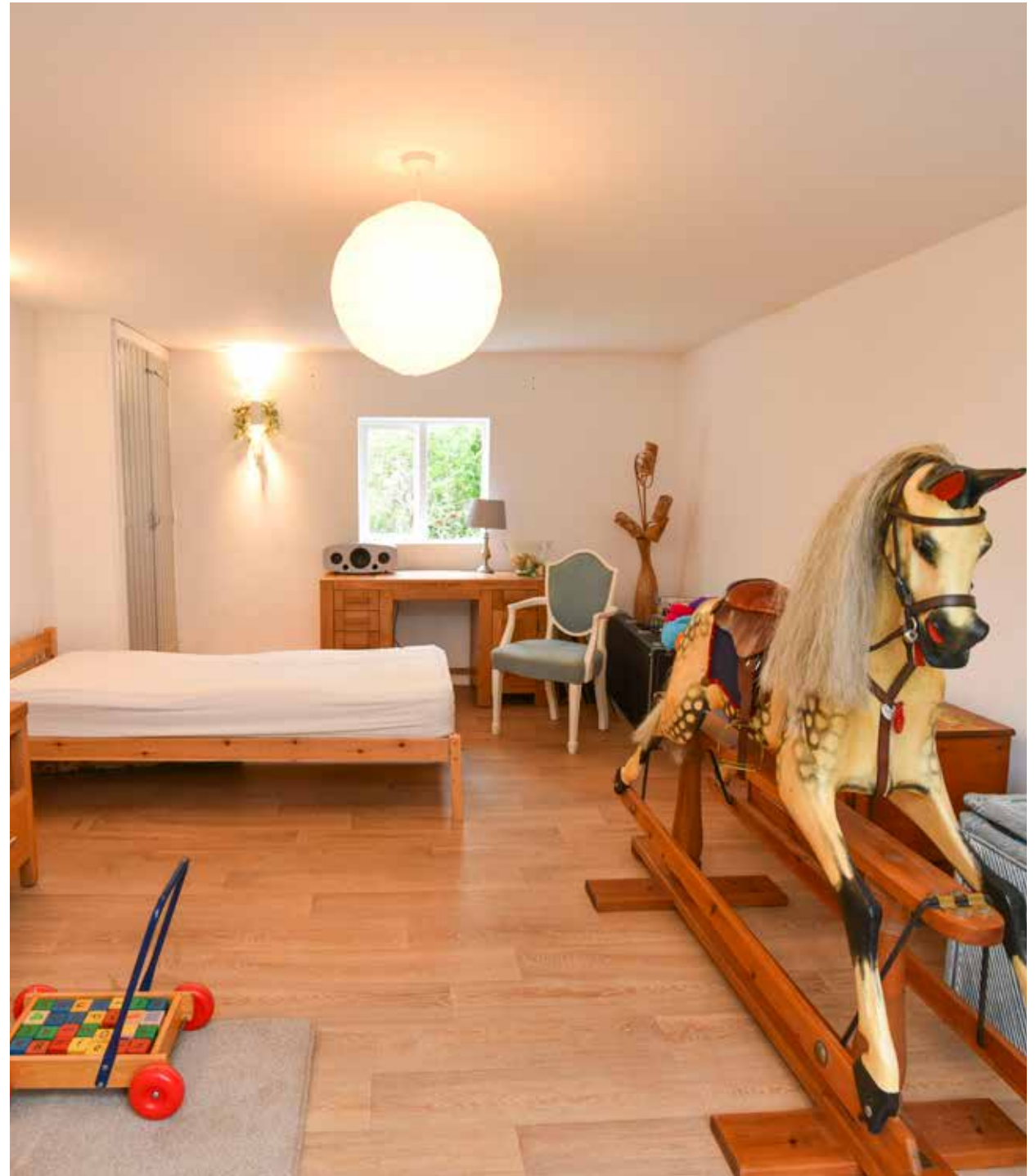




The spacious split level floor landing has oak flooring, a study area, an airing cupboard containing a pressurised hot water cylinder, a further linen cupboard, storage cupboards, and access to the (mainly boarded) roof space.

Bedroom 1 is a large dual aspect room with wardrobes and an en suite bath/shower room. Bedrooms 2 and 3 are also large dual aspect rooms. There are 2 further bedrooms, one of which has built-in wardrobes, and a family bath/shower room.

The grounds are bounded by an established mixed hedge. A long gravel driveway provides ample parking and leads to a detached double garage (with 2 roller doors, 2 windows, a loft area, lighting and power.) Behind this is a woodshed/workshop.





The formal gardens, to the front of the property, have a large lawn interspersed with shrubs. There is a terrace, a lawn and a fire-pit at the rear, and a spacious side garden with a view of the parish church. Adjacent to the drive there is a paddock adjoining fields.

Lytchett Minster is a picturesque village with 2 pubs, a historic church and the popular LytchettMinsterSchoolforpupilsaged11-18. The village is about 4 miles from the coastal town of Poole, and enjoys good road access to the county town of Dorchester. Both of these towns have mainline rail links to London Waterloo.









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