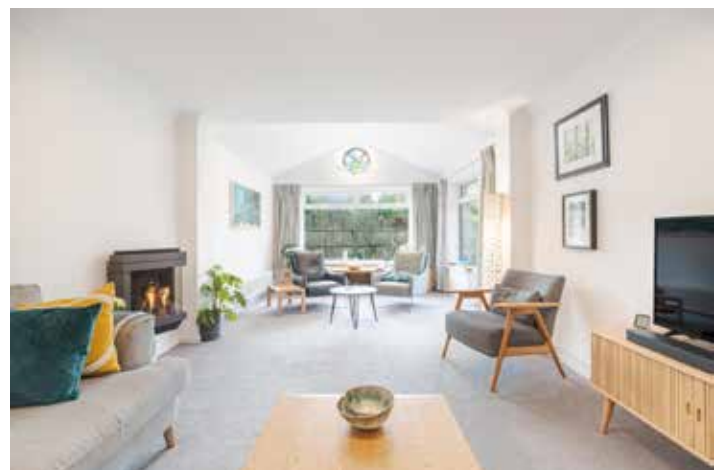




3 Charborough Close
Lytchett Matravers
Poole, Dorset, BH16 6DJ

A beautifully presented detached 4 bedroom house, owned by the same family for over 40 years. During that time, the property has been thoughtfully extended and updated to create a lovely family home, with a south facing rear garden, good sized garaging and off road parking.

PRICE GUIDE: £550,000-£565,000
FREEHOLD



Christopher
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The property benefits from 4 generously sized bedrooms, stunning kitchen/dining room, spacious living room, study, utility room, cloakroom, 2 bath/shower rooms, plenty of storage, gas fired central heating, and UPVC double glazing.

A front door leads through to the reception hall where there is an understairs storage cupboard, and a downstairs cloakroom.

The bright, spacious living room has been extended to create 2 sitting areas. The main living area has a contemporary wall mounted gas fire, and the second sitting area enjoys double aspect windows overlooking the rear garden, vaulted ceiling and a feature stained glass porthole window.

There is a study to the front elevation.





The stunning kitchen/dining room comprises an excellent range of contemporary Wren gloss units, complimentary worktops, feature central island, stainless steel sink, induction hob with extractor over, Neff oven, microwave/combination oven and warming drawer, integrated dishwasher and fridge/freezer, useful large walk-in pantry, door to garage, French doors to the garden, and door to utility room. The utility room has a range of cream Shaker style units, stainless steel sink, space for washing machine and tumble dryer, and a Viessmann boiler (serviced annually).



From the reception hall, a staircase leads to the spacious first floor landing with access to loft space, airing cupboard and an additional storage cupboard.

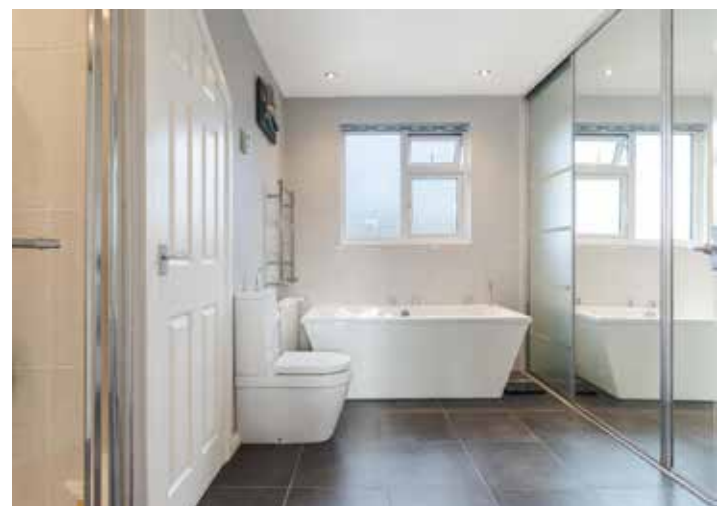
The spacious main bedroom enjoys a southerly aspect overlooking the rear garden, with 2 sets of built-in double wardrobes, and en suite bath/shower room comprising a freestanding bath (with handheld shower), separate shower cubicle, wash basin, WC, mirrored sliding wardrobes, and a built-in storage cupboard.



There are 3 further bedrooms (with built-in wardrobes), and a family bath/shower room with a bath, separate corner shower cubicle, wash basin and WC.

A driveway provides ample off road parking leads to good sized garaging, and there is a lawn area and flower borders. The south facing rear garden has a lawn area, water feature, 2 patio areas, flower borders and a garden shed.

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.





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DIRECTIONS: From the Roundhouse roundabout at Sturminster Marshall, join the A350 towards Poole. After about 2.5 miles, having passed through Coombe, turn right at the crossroads, signposted to Lytchett Matravers. Proceed along Wimborne Road which becomes Lime Kiln Road as you enter the village. Turn right into Castle Farm Road, and first left into Charborough Close, and number 3 can be found on the left hand side.

COUNCIL TAX: Band F

EPC RATING: Band C







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