



6 Chequers Place Lytchett Matravers Poole BH16 6FR

Guide Price £700,000

A brand new detached Georgian style property finished to a high standard throughout and benefitting from landscaped gardens, a double garage and far-reaching countryside views. Located within a popular village offering a range of amenities.

**Symonds
& Sampson**
ESTABLISHED 1858

Chequers Place Lytchett Matravers, BH16 6FR

A recently completed, 4 bedroom Georgian style property

Finished to a high specification throughout
Sitting room, large kitchen/dining/family and utility room

Master bedroom with ensuite shower room, 3 further bedrooms, family bathroom

Landscaped gardens, double garage, driveway parking and impressive far-reaching views to the rear

Forming part of a small, exclusive development by renowned local builders AMB developments

Accommodation
Please see floor plan.

Viewing
Strictly by appointment.
Wimborne office on 01202 843190





The Property

A brand new four bedroom Georgian style property offering spacious accommodation finished to a high standard throughout. With landscaped gardens and a double garage, there are far-reaching countryside views to the rear.

With attractive painted rendered elevations under a pitched slate roof, there are UPVC double glazed sash windows to the front and rear.

Internally the property has been finished to a high standard with quality fixtures and fittings and attention to detail throughout. The spacious, well-planned accommodation is arranged over two floors and has a light and airy feel throughout.

The front door opens into a spacious reception hall with engineered timber flooring which continues throughout the kitchen/dining/family room. The kitchen/dining/family room is arranged in an L-shape and features a contemporary shaker-style kitchen.

There are a comprehensive range of integrated 'Neff' appliances and granite worktops with under-mounted sink and mixer tap.

A door leads to a useful utility room with a further range of fitted units, space for appliances and a separate WC.

The dining/family area overlooks and has French doors leading to the rear garden. There is ample space for a large dining table and chairs as well as additional furniture such as a sofa to suit modern day family living. With two sash windows to the rear, the open plan living space is light and airy and affords views over the gardens.

The sitting room stretches from the front to the rear of the property with a sash window and French doors to the rear garden. There is a fireplace with granite hearth and inset wood burning stove.

A staircase from the reception hall leads to the first floor. The impressive galleried landing is a particular feature and gives a feeling of spaciousness.

The master bedroom is located at the rear of the property and affords wonderful rural views over the Purbecks. There is an ensuite shower room and a useful fitted wardrobe. There are two further double bedrooms, one of which features a fitted cupboard, and a single bedroom. The family bathroom has a suite comprising shower, panelled bath, WC and wash hand basin.

Situation

Chequers Place is set in a private, secluded location on the edge of this popular village. Amenities within the village include a small supermarket, a doctors' surgery and pharmacy, butcher and public houses together with a well-regarded first school. The surrounding towns of Wareham, Wimborne, Poole, Dorchester and Blandford all offer an everyday range of shopping, commercial and recreational facilities. The property is ideally placed for ease of access to the A35 for Poole, Bournemouth and Dorchester, and to the A350/A31 for Blandford, Wimborne and beyond. There are mainline rail stations from Wareham and Poole to London Waterloo.

CHEQUERS PLACE, LYTCHETT MATRAVERS, POOLE, DORSET, BH16 6FR

Directions

From the direction of Poole, proceed along the A35 and straight over the Bakers Arms roundabout. After approximately 1 mile, take the right hand turning into Wareham Road, signposted to Lytchett Matravers. Upon reaching the crossroads, turn left into High Street and continue for a short distance. Turn left into Hopmans Close and Chequers Place can be found on the left hand side.

Outside

The property is approached via a private block paved driveway which provides access to the double garage and off-road parking for a number of vehicles. The rear gardens are of a good size and are mainly laid to lawn and are enclosed with feather board fencing. A paved terrace stretches along the rear of the house providing space for garden furniture. There is a personnel door to the double garage and a gate leading to the front of the property.

The double garage is attached to the property and with an up and over door to the front, there is power and lighting.

Services

All mains services are connected
Heating is via a gas fired boiler to radiators

Local Authority

Purbeck District Council
Tel: 01929 556561

MH January 2018



First Floor

Bedroom 1	4.350m x 3.800m	14'3" x 12'6"
Bedroom 2	3.200m x 3.100m	10'6" x 10'2"
Bedroom 3	3.800m x 3.200m	12'6" x 10'6"
Bedroom 4	3.200m x 2.100m	10'6" x 6'11"

Ground Floor

Kitchen/Family Area	6.500m x 3.800m	21'4" x 12'6"
Dining Room	4.200m x 3.200m	13'9" x 10'6"
Living Room	6.500m x 3.800m	21'4" x 12'6"
Garage	6.000m x 5.500m	19'8" x 18'1"

