



2 Chequers Place Lytchett Matravers Poole Dorset BH16 6FR

Guide Price £390,000

A brand new three bedroom semi-detached executive home forming part of a small exclusive development. Located within this popular village offering a range of amenities.

**Symonds
& Sampson**
ESTABLISHED 1858

Chequers Place Lytchett Matravers BH16 6FR

A brand new, executive semi-detached home

Forming part of a small, exclusive development
within this popular village

Built and finished to a high specification throughout

Sitting room, kitchen/dining room with French
doors to garden

Master bedroom with ensuite, 2 further bedrooms,
family bathroom

Landscaped garden with paved terrace and off-road
parking for 2 vehicles

Accommodation
Please see floor plan.

Viewing
Strictly by appointment.
Wimborne office on 01202 843190





The Property

This brand new semi-detached executive home is built and finished to a high standard by local builders AMB Developments.

Traditionally built, the property has attractive brick elevations under a pitched, slate roof and UPVC double glazing throughout.

Internally, the property is finished to a high standard with quality fixtures and fittings and attention to detail being evident throughout. The fully equipped shaker-style fitted kitchen features integrated Neff appliances, an under-mounted sink with mixer tap and Granite worktops. With large, glazed sliding doors to the rear garden, there is engineered wood flooring and ample space for a dining table and chairs.

The sitting room is also located at the rear of the property and is accessed via glazed double doors from the kitchen/dining room. With additional sliding doors leading to the rear, the room is light and airy with a pleasant outlook over the garden.

There is also a useful WC on the ground floor.

A staircase from the entrance hall leads to the first floor landing. There is a linen cupboard and doors lead to the bedrooms and bathroom. The master bedroom is located at the rear of the property and benefits from an ensuite shower room. There are two further bedrooms, one double and one single, and a family bathroom with suite comprising bath with mixer tap, shower over and glazed screen, a WC and a 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.

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

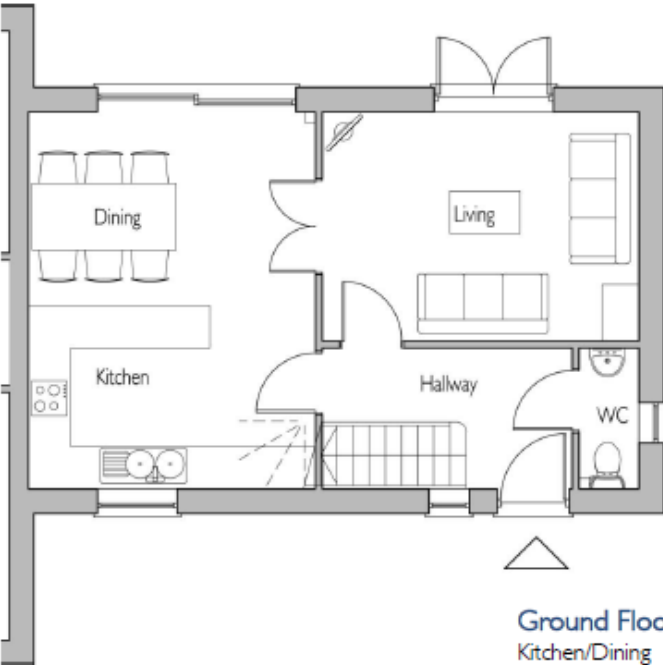
The property is approached via a block paved driveway, providing off-road parking and access to the garden. The partly walled garden is predominantly laid to lawn with a paved terrace abutting the rear of the house.

Services

All main services are connected
Heating is via a gas fired boiler

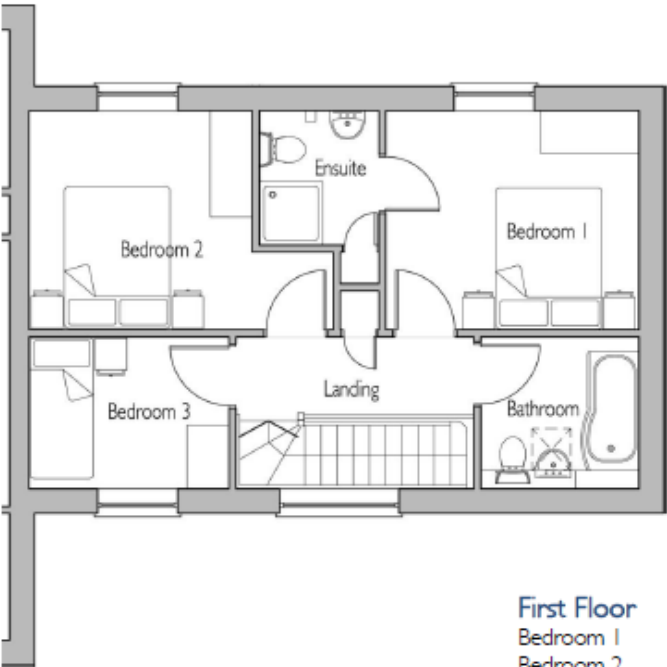
CHEQUERS PLACE, LYTCHETT MATRAVERS, POOLE, DORSET, BH16 6FR

MH December 2017



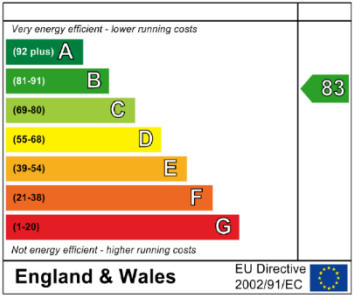
Ground Floor
Kitchen/Dining
Living Room

5.350m x 4.075m 17'7" x 13'4"
4.500m x 3.250m 14'9" x 10'8"



First Floor
Bedroom 1
Bedroom 2
Bedroom 3

3.600m x 3.100m 11'10" x 10'2"
3.175m x 3.100m 10'5" x 10'2"
2.845m x 2.150m 9'4" x 7'1"



Predicted EPC rating

01202 843190

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