

Chequers Place, Lytchett Matravers, BH16



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ESTATE AGENTS

# What it's got.

Set within a peaceful cul-de-sac in a sought-after rural village, this exceptional four/five bedroom semi detached home offers a harmonious blend of contemporary style and practical family living, all presented in immaculate, turn key condition with no onward chain.

The property spans approximately 1,570 square feet of thoughtfully arranged accommodation, with an EPC rating of B, ensuring energy efficiency for modern lifestyles.

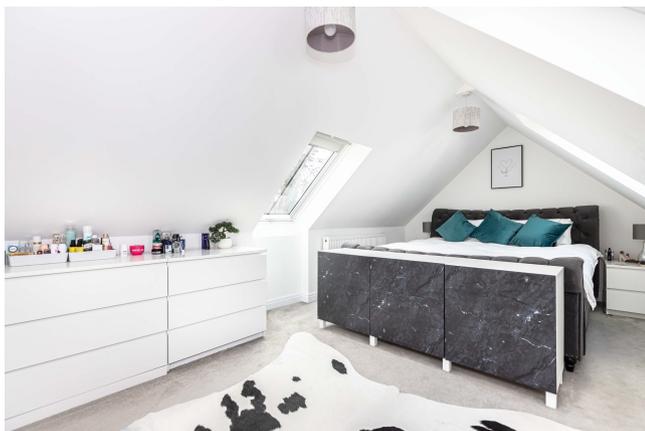
Step inside to discover a welcoming entrance hall that leads to a stunning contemporary kitchen and dining area, perfectly designed for both every-day living and entertaining. The kitchen boasts sleek cabinetry, integrated appliances, island & breakfast bar, and ample workspace, all finished to a high standard, with a dining space that invites gatherings with family and friends with patio doors on to the garden. The modern lounge is a true highlight, featuring large windows that flood the room with natural light and offer an inviting outlook onto the garden, creating a relaxing atmosphere for unwinding at the end of the day.

A practical downstairs cloakroom adds convenience for guests and family alike, while the tasteful decor throughout the home provides a seamless flow from room to room, with neutral tones and stylish finishes that will appeal to a wide range of tastes. There are two double bedrooms, one boasting its own modern en-suite. And a small fifth bedroom/ office and family bathroom.

Upstairs, the flexible layout offers two double bedrooms, eaves storage and a main bathroom.

The garden is a great space with a large patio area directly from the house and shallow steps lead to the lawned area and a second decked patio. The secluded garden enjoys a South Westerly aspect, perfect for BBQ'S, gatherings and sunbathing. Every detail has been considered, from high quality fixtures to generous storage solutions, making this a property you can move straight into and enjoy from day one. The garage is accessed by the front and a personal door can be found at the back. and driveway provide secure parking for two vehicles. This stylish, spacious, and meticulously presented home represents a rare opportunity to secure a high specification property in one of the area's most desirable village locations, where every detail is designed with comfort and convenience in mind.

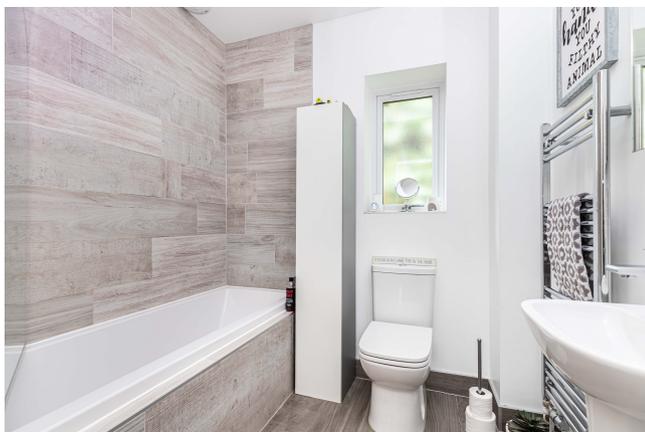




## What the owner says.

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“We fell in love with the peace and quiet that the cul-de-sac brings, along with the fantastic sunny back garden, beautiful kitchen with the island, and buying a home that was turnkey ready. We have loved living here, the neighbours are great and so is the village. A real community spirit.”



## Where it is.

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Residents will appreciate the location's blend of rural tranquillity with convenience, being just a 15-20 minute drive to Poole town centre and train station, making commuting or days out by the coast a breeze. The village itself is renowned for its welcoming community with amenities and facilities all to hand. There is an excellent choice of both private and public schools, making this an ideal setting for families seeking both quality education and a relaxed village lifestyle.





GROSS INTERNAL AREA  
 FLOOR 1: 943 sq.ft, 88 m<sup>2</sup>, FLOOR 2: 627 sq.ft, 58 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 218 sq.ft, 20 m<sup>2</sup>  
 TOTAL: 1570 sq.ft, 146 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Technical bits.

- Approx 1570 Sq. Ft in accommodation
- Contemporary kitchen/diner
- Four/Five bedroom, three bathroom semi-detached house
- Stylish & tasteful décor throughout
- Good sized south/westerly garden
- Energy rating B
- Modern lounge looking onto garden
- Cul-de-sac development in popular rural village
- Turn key property -no chain
- Garage and driveway with two parking spaces

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.