



**A DELIGHTFUL GRADE II LISTED THATCHED COTTAGE SET IN GARDENS OF ABOUT HALF AN ACRE**

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TALL TREE COTTAGE, LIME KILN ROAD, LYTCHETT MATRAVERS, DORSET



# A DELIGHTFUL GRADE II LISTED THATCHED COTTAGE SET IN GARDENS OF ABOUT HALF AN ACRE

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LYTCHETT MATRAVERS, POOLE,  
DORSET BH16 6EL

Entrance porch ♦ Sitting room ♦ Dining room ♦ Kitchen/  
breakfast room ♦ Ground floor bathroom ♦ 2 bedrooms  
♦ Delightful cottage gardens of about half an acre ♦ Driveway  
and carport ♦ Garage and parking area

## Description

A pretty detached Grade II Listed thatched cottage set in a large secluded garden of about half an acre. The most attractive elevations are of mainly whitened render, with sash windows to the front, under a mostly thatched and part slated roof. We are advised that the thatch was renewed in 2014. The cottage would now benefit from modernisation.

The accommodation includes an entrance porch with a studded oak front door leading into the dining room with understairs cupboard and door to the ground floor bathroom, the sitting room has a brick fire surround, the kitchen/ breakfast room has a range of built in cupboards and drawers, a larder, a Rayburn oil fired range cooker which provides hot water and also heats a radiator on the first floor, French doors to the garden and a back door leading to a rear porch. On the first floor are two bedrooms, both enjoying views over the gardens.

## Situation

Tall Tree Cottage enjoys a secluded location in Lytchett Matravers. This popular village has amenities including a Tesco Express, several pubs, chemists and library, and is about 6 miles from the historic Minster town of Wimborne with shopping including Waitrose, cafes, bars and restaurants, and about 7 miles from Poole with excellent shopping, entertainment and recreational amenities, beaches and yacht clubs. Access to the M27 and M3 to London is via the A31 joined about 2 miles away, and trains to London Waterloo run from Poole. The New Forest National Park lies beyond Ringwood to the east and the Purbeck Hills and Jurassic Coast beyond Wareham to the south west.

## Outside

The cottage enjoys a secluded location set well back from the road and approached by a right of way over a neighbour's driveway. To the side



of this driveway is a private parking area and single garage. A five bar gate with long sweeping driveway leads down to a turning circle and parking area at the side of the cottage. The cottage is approached by a shingle pathway with well stocked flower and shrub borders on either side including a number of roses. The cottage gardens are a particular feature and are mainly laid to lawn with surrounding hedges and trees providing privacy. There is a coal store, small carport, and two garden sheds within the garden

#### **Directions**

From Wimborne, follow the A31 west to the Roundhouse roundabout, turning left signposted to Poole. After about 0.8 miles turn right into Sandy Lane, continuing straight over into Flowers Drove. At the end, turn right into Lime Kiln Road and Tall Tree Cottage can be found on the right after about 50m

From Poole, take the A350 (which becomes the A35) Upton Bypass, turning off north towards Blandford on the A350. Follow this road for about 1.6 miles, turning left into Wimborne Road. Follow this road for about a mile, when it becomes Lime Kiln Road, and Tall Tree Cottage can be found after about 50m on the right.

#### **Services**

Mains water, electricity and drainage. Oil fired Rayburn. Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents.

#### **Local Authority**

Purbeck District Council

#### **Postcode**

BH16 6EL

#### **Viewing**

Strictly by appointment with Savills.



## FLOORPLANS

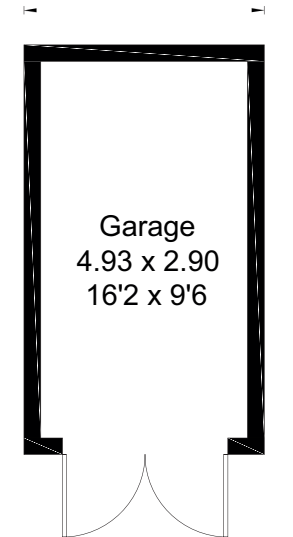
Total gross internal area: = 77.5 sq m / 834 sq ft

Garage = 11.4 sq m / 123 sq ft

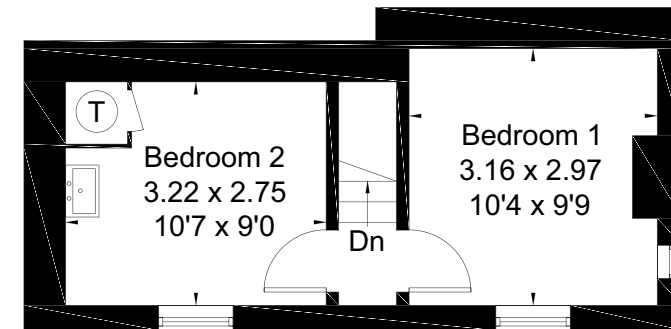
Total = 88.9 sq m / 957 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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