



Foxdale

Burbidge Close

Lytchett Matravers

BH16 6EG

Immaculately presented detached home with a large garden backing onto open countryside with a contemporary design throughout

Guide Price £1,250,000

**ALBURY
& HALL**

This substantial property is located along a PRIVATE road with a large gated drive.

The house is modern in its design with large windows and BI-FOLD doors along the rear taking full advantage of the SUNNY aspect.

The accommodation is particularly FLEXIBLE with bedrooms on the ground and first floors along with office/study space.

The garden is exceptionally large and backing onto open COUNTRYSIDE offers plenty of privacy.



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TRANQUIL
LOCATION



THE
FAMILY KITCHEN
Serving up your best moments, today and tomorrow



The large entrance hall gives access to all the accommodation with plenty of space for furnishing and a generous storage cupboard.

The living/dining area is a STUNNING space with full width bi-fold doors creating excellent access to the decking and garden. The kitchen island provides plenty of room for food prep and is ideal to enjoy informal meals whilst admiring the VIEWS across the garden.

A handy utility provides space away from the kitchen for appliances and with a door to the outside is perfect to decamp when returning from working in the garden.

The living room is also of an excellent size with plenty of light flowing through another set of bi-fold's and the LOG BURNER providing the room with character.

With open access to the living room and kitchen/diner from the decking there is plenty of opportunity for OUTSIDE dining.



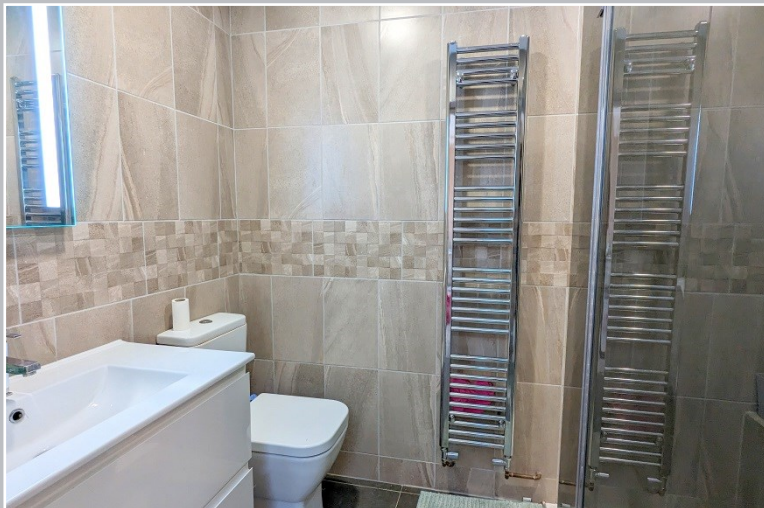
Also situated on the ground floor is a generous DOUBLE bedroom with ensuite comprising a walk in shower, WC and vanity unit.

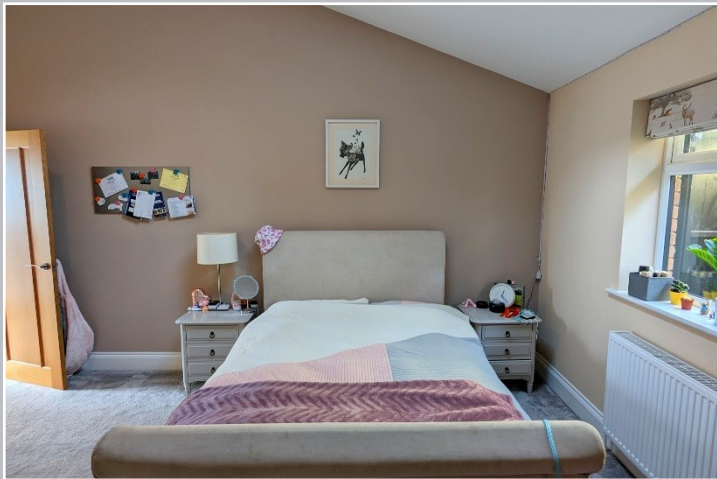
Ideal for visiting friends and family this provides an accessible and PRIVATE room away from the rest of the accommodation.

A BESPOKE home office has been created with a window overlooking the front of the property should you be expecting clients.

The cloakroom has recently been updated and comprises a WC and vanity unit.

LIGHT & SPACE





EXPANSIVE
LAWNS

FLEXIBLE ACCOMMODATION

The master bedroom is unique in its design ensuring it captures plenty of LIGHT and takes full advantage of the rural outlook.

Being of a generous size the room can easily accommodate a super king size bed whilst retaining space for further furniture. The BI-FOLD WINDOWS give uninterrupted views over neighbouring farms and woodland and fill the room with fresh air when open.

There is a raised dressing area complete with FITTED wardrobes that in turn leads to the fully equipped ENSUITE. Comprising a freestanding bath, WC, vanity unit and bespoke walk in shower with tiled SEATING AREA.



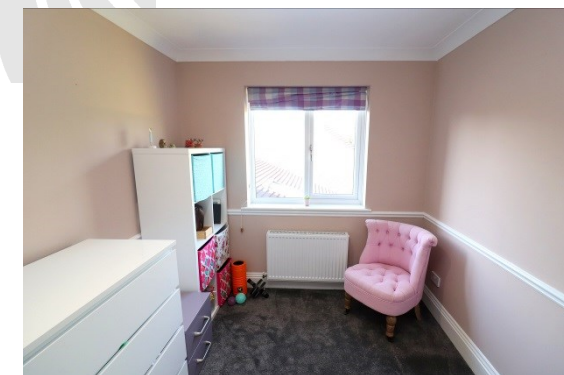


The 3 further first floor bedrooms are all double in size and accessed from the large landing with BUILT IN storage.

Bedrooms 3 & 4 are double in size and sit at the rear of the house benefitting from the rural VIEWS as with the master bedroom.

Bedroom 5 is also double in size and would make an ideal HOME OFFICE or nurse's room should one be needed.

The family bathroom is fitted with a P-shaped bath with shower over, vanity unit and WC





The house sits in a plot approaching HALF AN ACRE providing expansive lawns to the rear and plenty of parking/storage to the front.

With its South/East aspect at the rear the garden receives plenty of sun through the WHOLE year and this is shown in the manicured lawns and mature shrubs/trees. Currently separated into separate tiers there is a fantastic ENTERTAINING space in the form of a raised deck adjoining the house. The well cared for lawns with flower bed borders lead onto the next level which the current owners have fitted with astroturf to create a FOOTBALL PITCH for the children. A further decked area has been designed to incorporate a HOT TUB that overlooks the bottom tier currently occupied by chickens and ducks!





At the rear of the garden is a large outbuilding with services. Currently used as a GAMES room and storage there is plenty of potential to create annex style accommodation or a garden office. A full set of SOLAR PANELS are on the roof of the outbuilding providing the house with a residual income and ensuring the property retains strong ECO credentials.

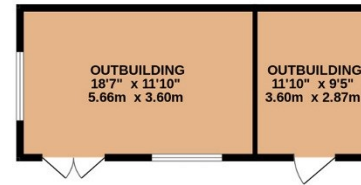
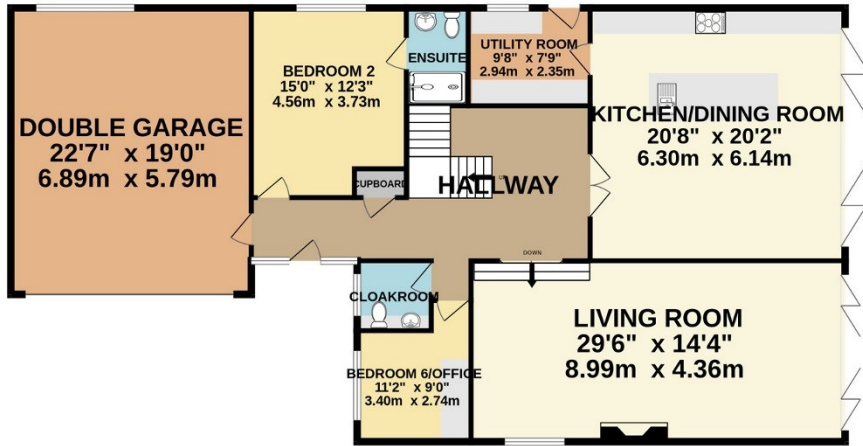
To the front of Foxdale and accessed through the electric gates is a paved drive with plenty of parking that leads to the DOUBLE GARAGE with an electric door and access into the house.

Adjacent to the garage you find a carport ideal for storing trailers/boats etc.

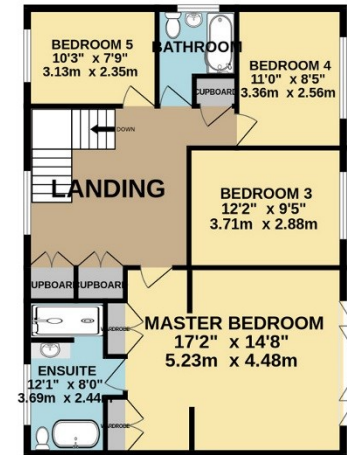
The property also owns an ADJACENT hardstanding ideal for storing horseboxes/motorhomes and further vehicles.



GROUND FLOOR
2241 sq.ft. (208.2 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



6 BED DETACHED

TOTAL FLOOR AREA : 3116 sq.ft. (289.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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