



18 Glebe Road, Lytchett Matravers, Poole, BH16 6EH

Asking Price £875,000

- Brand New Family Home
- Four Double Bedrooms
- Solar Panels With 5Kw Storage
- Two En-Suites
- Utility Room
- Nearly 3,000 sq feet
- Air Source Heat Pump
- 12 Meter Kitchen/Family Room
- Beautifully finished
- Under Floor Heating Throughout

# 18 Glebe Road, Poole BH16 6EH

This remarkable, brand new family home in the sought after village of Lytchett Matravers offers an impressive 270 sq meters (nearly 3,000 sq feet) of beautifully designed living space, combining contemporary style with exceptional practicality.



Council Tax Band:



## Glebe Road

The moment you walk through the door, you are immediately greeted by a stunning full height entrance hall with a vaulted ceiling, creating a striking first impression and a wonderful sense of space and light. The ground floor is finished with high quality luxury vinyl tile flooring, complemented by underfloor heating throughout the entire property (including upstairs), ensuring both comfort and efficiency.

The heart of the home is the expansive, 12 meter open plan kitchen/dining/family room with fully integrated AEG appliances, Quooker boiling tap and quartz work surfaces, perfectly suited to modern living and entertaining. There's a four seater island unit and sliding doors opening seamlessly onto the rear garden.

The ground floor further benefits from a generous lounge, a dedicated home office or kids playroom, a utility room, and a convenient downstairs cloakroom.

Upstairs, the property continues to impress with four well proportioned double bedrooms. Two of the bedrooms enjoy stylish en-suite facilities, while the principal suite also boasts a walk-in wardrobe. A large, contemporary family bathroom serves the remaining bedrooms.

Externally, the property features an integral garage and a driveway providing ample off road parking for several vehicles. The rear garden is laid to lawn with a patio area, providing an ideal space for outdoor dining, entertaining, and family enjoyment.

Additional benefits include a build guarantee for peace of mind, water softener, as well as energy efficient features such as solar panels with 5kw storage and an air source heat pump.

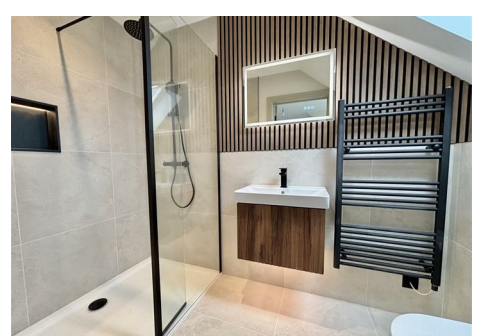
Lytchett Matravers is a highly desirable Dorset village, well regarded for its strong community feel and excellent local amenities, including well rated schools, a village shop and traditional pubs. The area is ideally positioned for access to the historic market town of Wareham and the larger coastal towns of Poole and Bournemouth, offering a wide range of

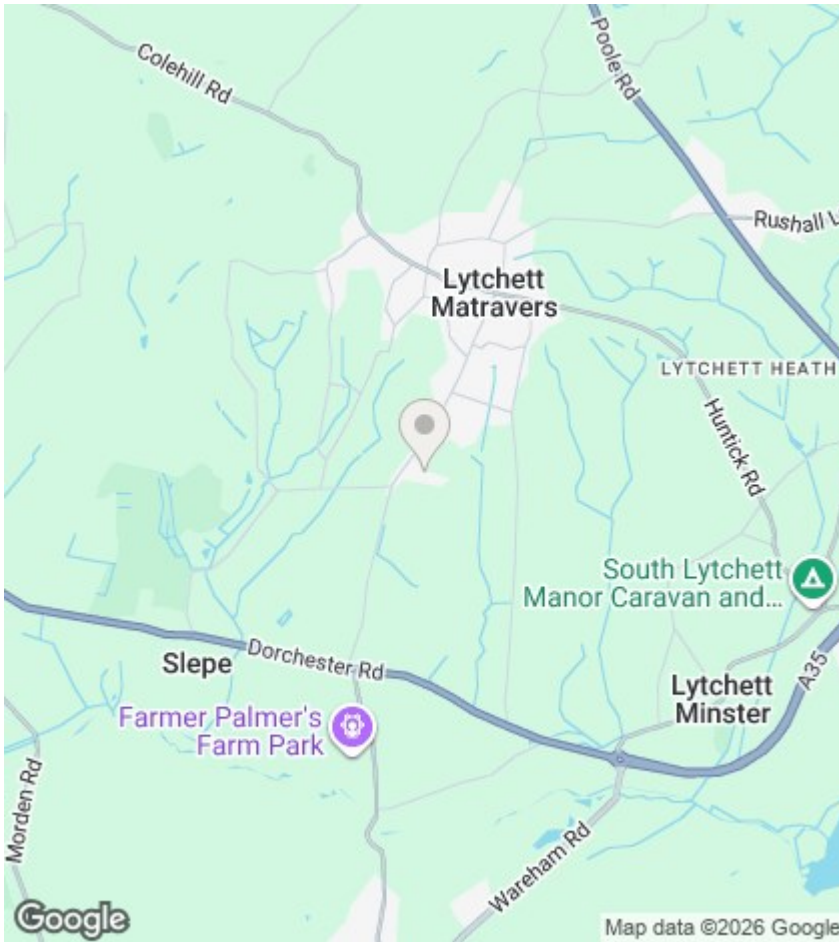
shopping, dining, and leisure facilities.

Surrounded by beautiful countryside and close to the stunning Jurassic Coast and Poole Harbour, the location is perfect for those who enjoy outdoor pursuits, from walking and cycling to water sports.

This outstanding and imposing family home offers the perfect blend of luxury, space, and sustainability in a desirable village location. For more information or to arrange a viewing, please contact our Upton branch.







## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

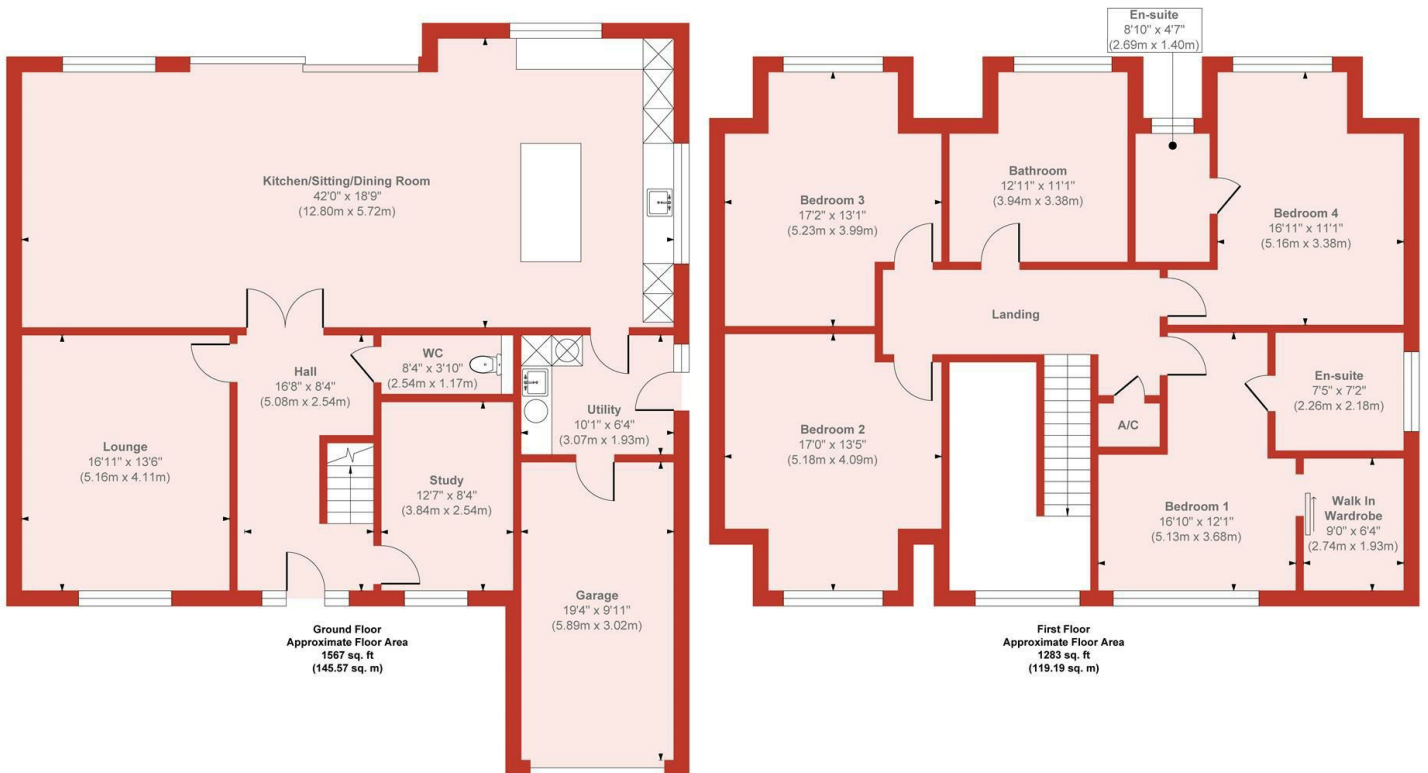
## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 2850 sq. ft / 264.76 sq. m

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