

## PURBECK ROAD

Lytchett Matravers, Poole, Dorset BH16 6GP

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2 bedroom homes with private gardens and allocated parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater has **nine homes available for shared ownership** at their Purbeck Road development in Lytchett Matravers, Dorset. The collection comprises six 3-bedroom houses and three 2-bedroom houses, each with allocated parking, a turfed rear garden and a useful downstairs cloakroom with WC and hand basin. The houses, built by Drew Smith Ltd, benefit from low carbon heating in the form of an air source heat pump, offering cost savings and increased energy efficiency to owners. Ducting will also be provided for electric car charging points.

Surrounded by Dorset's scenic countryside Lytchett Matravers offers the best of rural living with all the convenience of close proximity to the towns of Poole, Wareham and Wimborne Minster. The village has a good selection of shops including a large Tesco Express and amenities including a village hall, post office, doctor's surgery, pharmacy, recreation ground, and two pubs.

For families, there are two excellent local schools: Lytchett Matravers Primary School and Lytchett Minster School. There is also a children's play area, basketball court and a skateboard park, as well as clubs and activities such as Beavers, Cubs, Brownies, Scouts, Guides and an Army Cadet Force detachment.

For a greater choice of amenities, the nearby town of Poole is home to the Dolphin Shopping Centre, a fantastic selection of restaurants and pubs, and a popular tourist spot, Poole Quay. Wareham, just over seven miles away is home to a number of traditional pubs that overlook the River Frome, as well as a weekly market with stalls selling fresh produce, collectables and more. The market town of Wimborne Minster is also a short distance away. Every summer in June, the town hosts the Wimborne Minster Folk Festival, a weekend-long traditional folk dance and music event.

With the Purbeck Hills on your doorstep and nearby costal paths, you will have plenty of beautiful countryside and unspoilt scenery to explore. With over 140 acres of gardens, open parkland, woodland and shoreline, nearby Upton Country Park makes a wonderful day out for the whole family. Kingston Lacy is a beautiful National Trust property as is Corfe Castle, dating back to the 10th century. Corfe village is also home to a small selection of shops, pubs and cafes.

Lytchett Matravers has excellent transport links for commuters with easy access to the A35. There is also a good bus service with links to nearby towns, and train stations in Poole, Hamworthy and Wareham. Direct trains from Poole to Southampton take 44 minutes and London Waterloo can be reached in 2 hours 40 minutes. For travel further afield Bournemouth airport is just over 14 miles away and the ferry port in Poole runs regular ferry services to Cherbourg, Guernsey and Jersey.

- Tesco Express 0.2 miles
- Upton Country Park 3.9 miles
- Hamworthy 5.3 miles
- Poole 6 miles
- Kingston Lacy 6.4 miles
- Wimborne Minster 7.5 miles
- Wareham 7.7 miles
- Corfe Castle 12.7 miles
- Bournemouth Airport 14.4 miles



# SITE PLAN



# PLOT 21

5 McDonald Place, Lytchett Matravers, Poole, Dorset BH16 6GP



## 2 bedroom end-of-terrace house

Allocated parking  
Turfed rear garden  
Downstairs WC

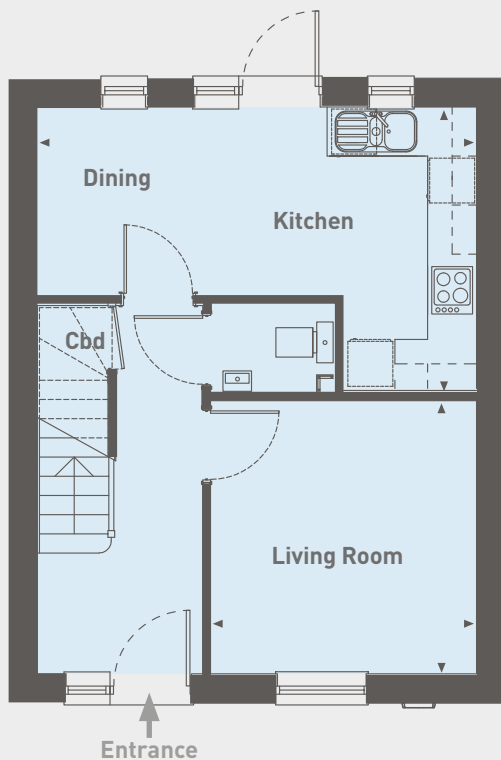
**£136,000 for a 40% share**

Open Market Value: **£340,000**

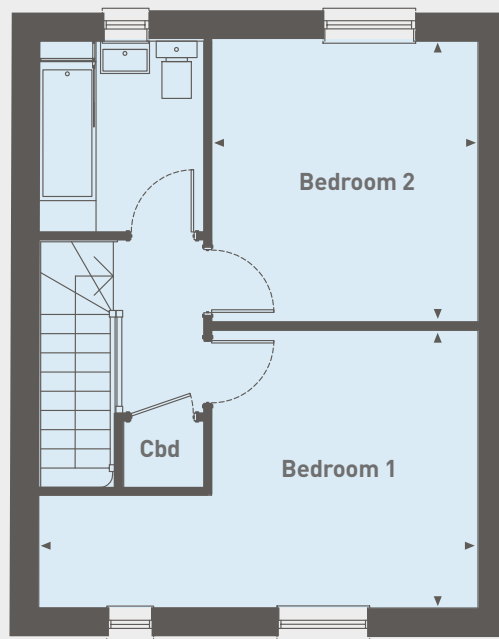
Monthly Rent: **£467.50**

Service Charge: **£38.99** per month

Ground floor



First floor



Ground floor

Kitchen/Dining Room  
5.37m x 3.44m (17'6" x 11'2")

Living Room  
3.34m x 3.25m (10'9" x 10'6")

First floor

Bedroom 1  
5.37m x 3.39m (17'6" x 11'1")

Bedroom 2  
3.44m x 3.25m (11'2" x 10'6")

# PLOT 24

2 McDonald Place, Lytchett Matravers, Poole, Dorset BH16 6GP



## 2 bedroom mid-terrace house

Allocated parking  
Turfed rear garden  
Downstairs WC

**£134,000 for a 40% share**

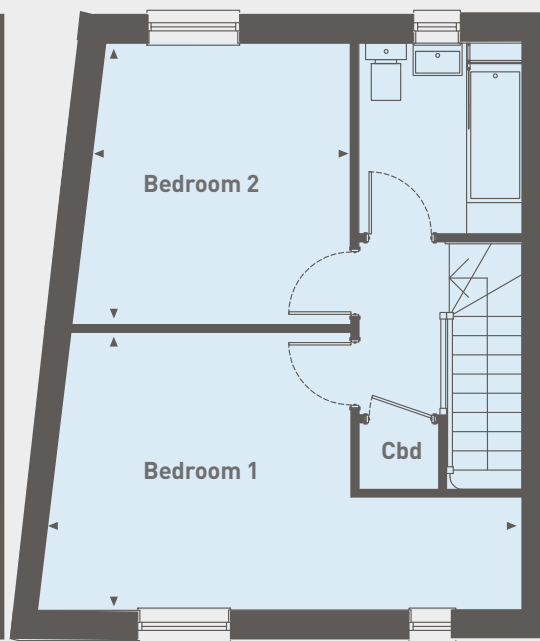
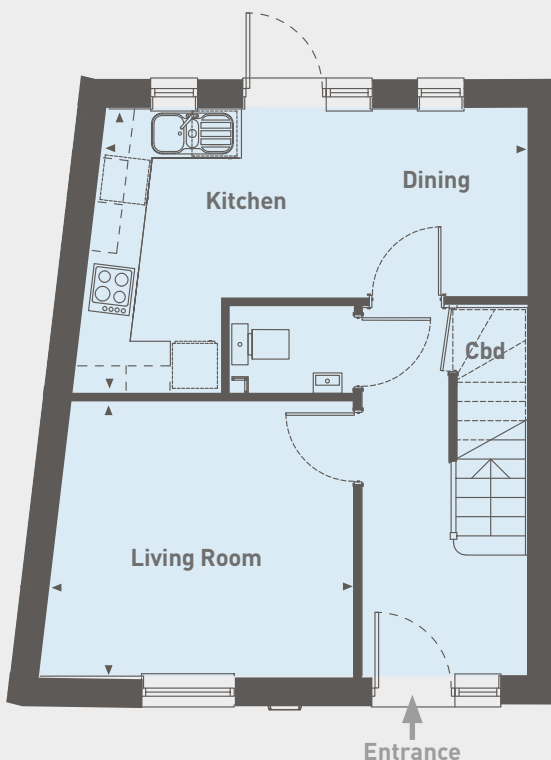
Open Market Value: **£335,000**

Monthly Rent: **£460.63**

Service Charge: **£38.99** per month

Ground floor

First floor



Ground floor

Kitchen/Dining Room  
5.12m x 3.44m (16'7" x 11'2")

Living Room  
3.84m x 3.34m (12'5" x 10'9")

First floor

Bedroom 1  
5.96m x 3.39m (19'5" x 11'1")

Bedroom 2  
3.44m x 3.00m (11'2" x 9'8")

# PLOT 25

1 McDonald Place, Lytchett Matravers, Poole, Dorset BH16 6GP



## 2 bedroom end-of-terrace house

Allocated parking  
Turfed rear garden  
Downstairs WC

**£136,000 for a 40% share**

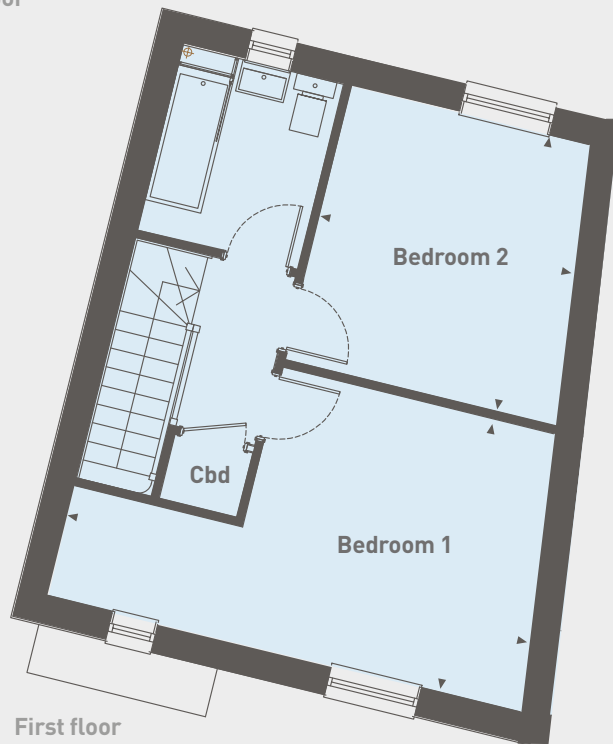
Open Market Value: **£340,000**

Monthly Rent: **£467.50**

Service Charge: **£38.99** per month

Ground floor

First floor



Ground floor

Kitchen/Dining Room  
5.10m x 3.44m [16'7" x 11'2"]

Living Room  
3.83m x 3.34m [12'5" x 10'9"]

First floor

Bedroom 1  
5.95m x 3.39m [19'5" x 11'1"]

Bedroom 2  
3.44m x 2.99m [11'2" x 9'8"]

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk). Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

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