

# Eddy Green Farm

Lytchett Matravers, Poole, Dorset

# Eddy Green Farm

Eddy Green Road  
Lytchett Matravers  
Poole  
BH16 6HL



- A truly glorious countryside home with 24.20 acres of pastureland and gardens
- A grand family residence situated in an elevated position with views
- Stunning formal gardens, including a former grass tennis court a lake and pool
- Stables, a yard, a tack room and equine opportunities
- Elevated position giving views of Pool Harbour and Purbeck
- Overlooking your own land in a semi-rural location
- Close to shops, a mini supermarket, amenities, a doctor's surgery and a library

Guide Price **£1,850,000**

Freehold

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## INTRODUCTION

Eddy Green Farm lies in a semi-rural position just outside the village of Lytchett Matravers. Surrounded by open countryside, its elevated position offers far reaching views across Poole Harbour to the Purbeck Hills beyond. Believed to date as far back as the 1500's, what was originally a farm house has rebuilt and remodelled, most recently in the 1960's, to create a generously proportioned and welcoming family home in a truly outstanding position.

## THE PROPERTY

A magnificent country family home situated in a semi-rural location, on an elevated position allowing for views toward Purbeck and Poole Harbour.

This delightful family home occupies wonderful grounds and gardens and sits within 24.20 acres of pastureland, private manicured gardens and enjoys stables, a yard, a former grass tennis court and an external heated swimming pool.

Due to its setting, there is complete privacy, tranquillity, and seclusion whilst only being a short distance from the heart of this village.

Centrally located, this home is a short drive from Poole Harbour, the yacht club, Purbeck, Blandford and Wimborne. London Waterloo is easily reached via the mainline train station in Poole or Wareham.

The local area falls within an excellent school catchment, with schools in Lytchett Matravers, Lytchett Minster, as well as private and public schools in Wimborne and Blandford covering all ages.

From the property, there is an abundance of local walks, bridle and foot paths as well as hacking out across Wareham forest. The local area also boasts some of the country's most exquisite coastline, including Poole Harbour and marina, Sandbanks and Studland beaches and the world-famous Jurassic Coast.





## ACCOMMODATION

The home was a former farm cottage and may have roots dating as far back as the 1500s; however, the main building was rebuilt in the 1960s after a fire and has large, warm and welcoming rooms.

Like all good farm homes, there is a drawing room a lovely dining room coupled with a convenient boot/gun room, a pantry, as well as several reception areas for a growing family or to host family gatherings.



Looking outside from within, most of the principal rooms have stunning open countryside views, some stretching towards Poole Harbour and the Purbeck Hills.

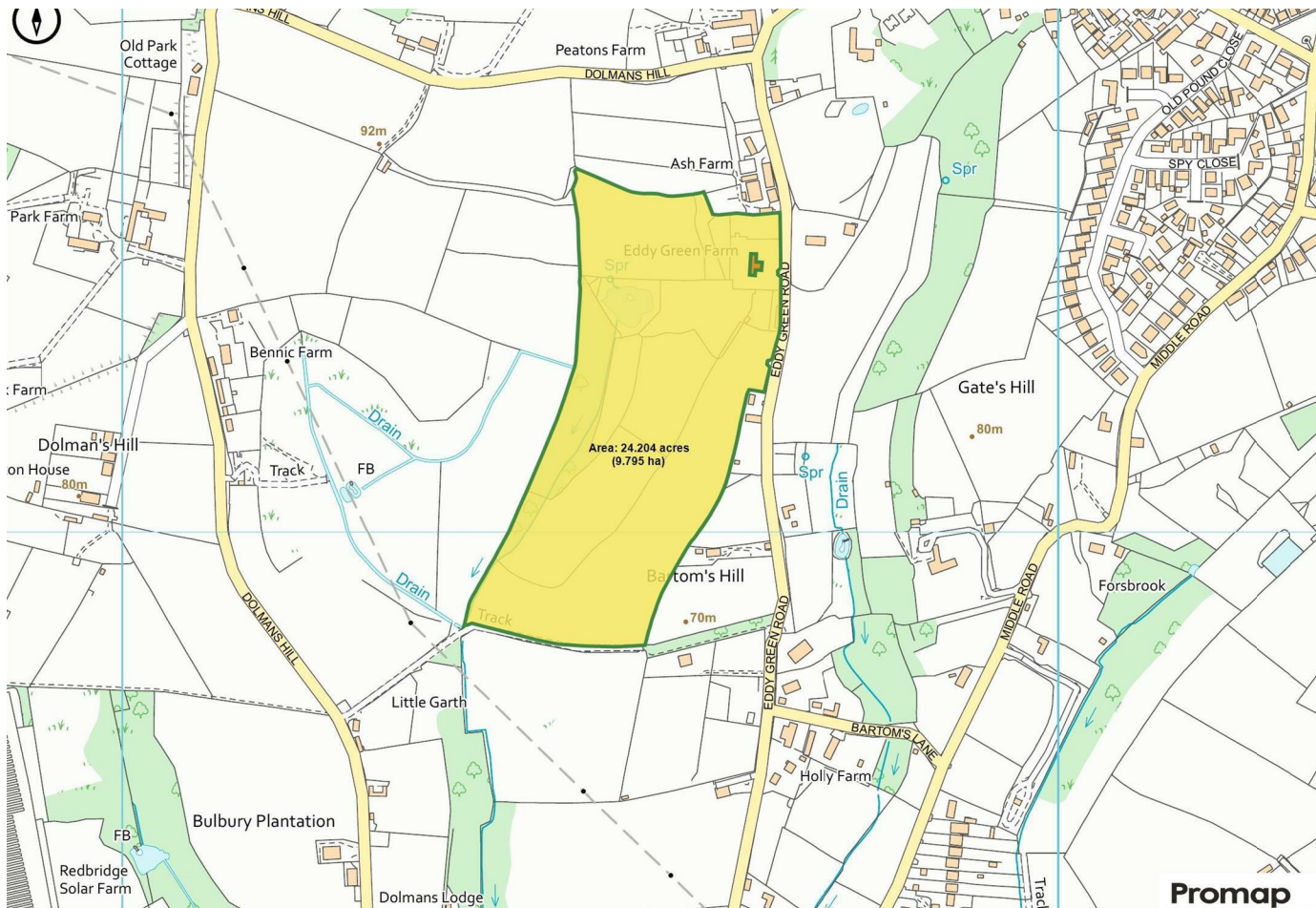
## OUTSIDE

Approached via a private driveway, the mature gardens surrounding the house provide a glorious, private and peaceful setting. This exquisite family home occupies wonderful grounds and gardens and sits within 24.20 acres of pastureland. Immediately surrounding the house are beautifully manicured gardens with a former grass tennis court, productive vegetable garden, and heated

outdoor swimming pool heated by an air source pump.

A double garage is attached to the home and close to the house a further garage near the stables,. A good sized yard provides ample parking for cars, boats, caravans horse boxes, and equipment. a stable block with four stables, a tack room and storage.

The remaining grounds are manicured private lawns with extremely well-kept topiary. The driveway is long and accommodates numerous vehicles.



## THE LAND

The land lies mainly to the southern side of the property, and slopes gently towards an attractive artificial lake and woodland, which has mellowed into the landscape and provides habitat for an abundance of wildlife. The land is permanent pasture and extends to 24.2 Acres including the gardens, woodland and the lake. Currently the pasture is let to a local farmer for sheep grazing, each field has access, fencing, water, buildings. The land is well bound with stock fencing and has water available.

## SITUATION

The house lies approximately 1 mile from the village of Lytchett Matravers, where amenities include shops, a Dr's

surgery, a hairdresser, a library and a medical centre. Poole, Wareham and Wimborne (3 miles) are all within a short drive offering further amenities, the latter two with main line train stations. It is within an excellent school catchment, with schools in Lytchett Matravers, Lytchett Minster, as well as private and public schools in Wimborne and Blandford.

Surrounded by rolling countryside and within a short drive of Poole Harbour, the position is perfect for a outdoor enthusiast. Miles of footpaths, cycle routes and bridleways lead to Wareham Forest, and the world-famous Jurassic Coast, with its renowned beaches, coastal walks and the stunning Poole Harbour are within a short drive.

## DIRECTIONS

What three words [///earliest.slate.wimp](http://earliest.slate.wimp)

## SERVICES

Private drainage  
Oil central heating  
Air source heating (to pool)  
Council Tax Band - G  
EPC rating - E

## MATERIAL INFORMATION

Broadband and mobile phone providers and signal can be found on Ofcom's website.

# Eddy Green Road, Lytchett Matravers, Poole

Approximate Area = 3097 sq ft / 287.7 sq m (excludes carport)

Garage = 559 sq ft / 51.9 sq m

Outbuildings = 662 sq ft / 61.5 sq m

Total = 4318 sq ft / 401.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1493373

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| A (92-100)                                  |         |                         |
| B (81-91)                                   |         |                         |
| C (69-80)                                   |         |                         |
| D (55-68)                                   |         |                         |
| E (39-54)                                   |         |                         |
| F (21-38)                                   |         |                         |
| G (1-20)                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



WIM/NW/JUL26



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