



# HIVE

PORTOFINO  
40A WAREHAM ROAD  
LYTCHETT MATRAVERS  
BH16 6DR



*presented by*  
MATTHEW WILSON/JAMES FARGE  
01202 122 002



## *Agent's introduction*

Portofino is a modern and well-designed high-end home from Quest Developments. With an exacting finish, this property offers the future owner all the benefits of countryside and coastal living. A well thought out property, Portofino has beautiful clean lines, high quality fixtures and fittings throughout, along with far reaching views. If you are looking for a luxury turnkey property, this won't be beaten!







## *Property highlights*

New property built by renowned local builder, Quest Developments

Luxurious bathrooms with fully tiled Italian ceramic walls and high-end vanity units

Open plan living/dining area with coffered ceilings and recessed LED lighting

Southerly facing balcony with views of the countryside and Poole Harbour

Utility room with fully fitted cabinets, washing machine, and separate tumble dryer

No forward chain









4 double bedrooms

1 bathroom, 2 en-suites, 1 cloakroom

Open plan living/dining/kitchen

Total area 2,287.3 sq ft (inc balcony)

*Accommodation overview*









**JAMES FARGE**  
Managing Director, HIVE & Partners

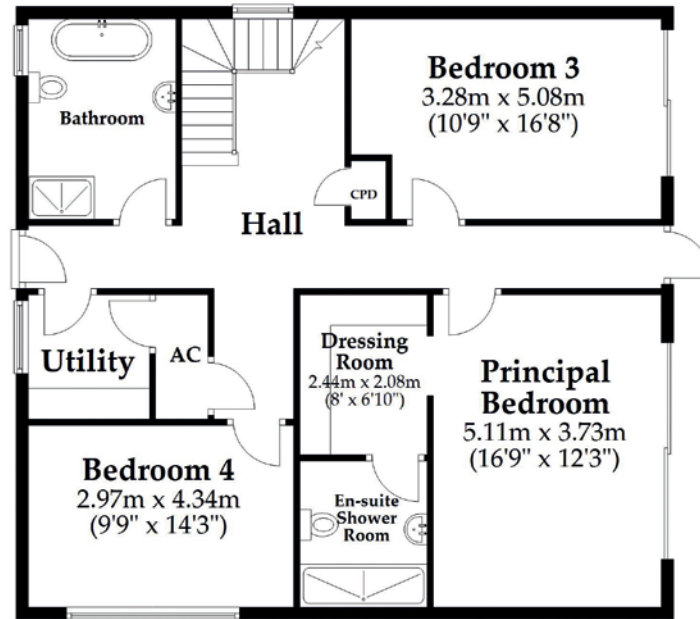
Portofino has been built to a beautiful standard, finished with exacting attention. Within close proximity of favoured schools, two great pubs, English Oak Vineyard, the Dorset Polo Club and Swanage Bay. The iconic Sandbanks beach is less than ten miles away. This wonderful property would make a great family home with stunning activities on your doorstep.



Scan the QR code for my latest property listings and social channels.

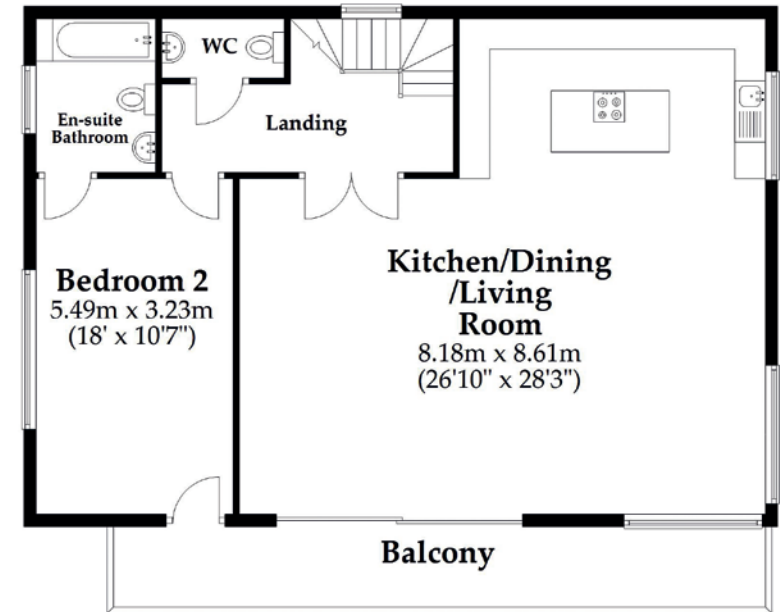
## Ground Floor

Approx. 98.9 sq. metres (1064.9 sq. feet)



## First Floor

Approx. 113.6 sq. metres (1222.4 sq. feet)



Total area: approx. 212.5 sq. metres (2287.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





**HIVE & Partners, Poole, Broadstone & Corfe Mullen** c/o The Hive, Wilson House, 2 Lorne Park Road, Bournemouth BH1 1JN

01202 122 002 | [www.hiveandpartners.co.uk](http://www.hiveandpartners.co.uk)