

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



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East Drove, Swanage, Dorset BH19 3HF

Extended 1930's detached house on an approx. 0.18 plot within a private cul-de-sac in a Village location. 3 bedrooms, bedroom4/study, 2 reception rooms, kitchen, cloakroom/W.C., bathroom/W.C., en-suite bathroom/W.C., gas central heating, solar panels, double glazing, south facing rear garden, garage and off road parking, some rural views.

- Extended detached 1930's house
- 2 reception rooms
- Gas central heating. Double glazed
- Some rural views, sea and hill glimpses
- Approx. 0.18 acre plot in a Village location
- Kitchen
- Garage and off road parking
- 4 bedrooms (1 en-suite shower room/W.C.)
- Bathroom/W.C. Cloakroom/W.C.
- Large south facing rear garden. Front garden

Asking Price £735,000

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SITUATION:

Within a private unadopted cul-de-sac in the heart of the Village of Langton Matravers, convenient for access to open country walks leading to the Priests Way and the Jurassic Coast World Heritage site. The Village amenities include a Primary School, public house, and St Georges Church. The seaside town of Swanage is within three miles.

DESCRIPTION:

A detached house built, we are advised in 1935 of brick and rendered elevations under an interlocking tiled roof which was replaced approximately 35 years ago. The property has had various extensions and has an overall plot size of approximately 0.18 of an acre. The good-sized rear garden has a southerly, sunny aspect and the front garden has a 5-bar gate opening on to a drive that provides off road parking, which leads to the garage.

ACCOMMODATION:

ENTRANCE HALL:

Double glazed front door, obscure double-glazed window, telephone point, radiator, under stairs storage cupboards, one housing Worcester gas boiler, high level cupboard housing fuse box and electric meter.

LOUNGE (S):

18'10" (5.74m) x 11'2" (3.42m). Fitted cupboards and shelving, solid fuel burning stove, TV aerial point, radiator, sliding UPVC double glazed door to the rear garden.

DINING ROOM (S):

18' (5.49m) x 12'6" (3.82m). Newly re-floored, shelved cupboards, drawer units and display cabinets to alcoves, radiator.

KITCHEN (N):

13'4" (4.05m) x 7'9" (2.35m). Refitted, 1½ bowl single drainer sink unit with mixer tap & adjoining work surfaces with drawers, cupboards, space and plumbing for washing machine and integrated slimline dishwasher under, gas hob with Franke extractor hood over, tiled floor, further work surfaces with drawers and cupboards under, fitted multi-function electric double oven microwave oven with grill over, fitted fridge and freezer, shelved store cupboard, matching wall cupboards, towel radiator. Door to:

SIDE LOBBY:

UPVC double glazed door giving access to garage and gardens.

CLOAKROOM/W.C.:

Obscure UPV double glazed window, radiator, wash basin with mixer tap, fully tiled walls and floor, concealed cistern W.C.

FIRST FLOOR

LANDING (N):

Access to loft space.

BEDROOM4/STUDY(N):

8'1" (2.45m) x 7'9" (2.35m). Fitted cupboards & shelving, radiator, hill/sea glimpses.

BEDROOM 2 (S):

14'8" (4.47m) x 12'6" (3.81m). Rural views, radiator, TV Aerial point, telephone point, fitted wardrobes, dresser units and cupboards.

BEDROOM 1 (S & N):

'L' shaped with maximum measurements of 18'1" (5.52m) x 15' (4.57m). Radiator, fitted wardrobes & dresser, rural views. Door to: EN-SUITE SHOWER ROOM: Shower cubicle with mains shower, low level w.c., vanity wash basin with mixer tap and splash back, towel radiators, strip light/shaver point, Velux window.

BEDROOM 3 (S):

12'11" (3.95m) x 11'3" (3.42m). Radiator, fitted wardrobes and bed head, rural views.



BATHROOM/W.C.

Aqua boarded walls, obscure double-glazed window, panelled bath with mixer tap/shower attachment, concealed cistern W.C., vanity wash basin.

OUTSIDE:

Five bar gate gives access to the front garden which has a lawn, shingled areas, flower/shrub beds and borders, driveway provides ample off-road parking and leading to the: GARAGE: 17'8" (5.38m) x 9' (2.75m). Remote roller door and personal side door, double glazed window, solar panel controls, light and power. The large rear garden faces south and had a raised patio, large lawned area, cherry tree, evergreen magnolia, greenhouse and garden shed.

ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

Band E: £3240.21 payable for 2026/27 (excluding discounts).

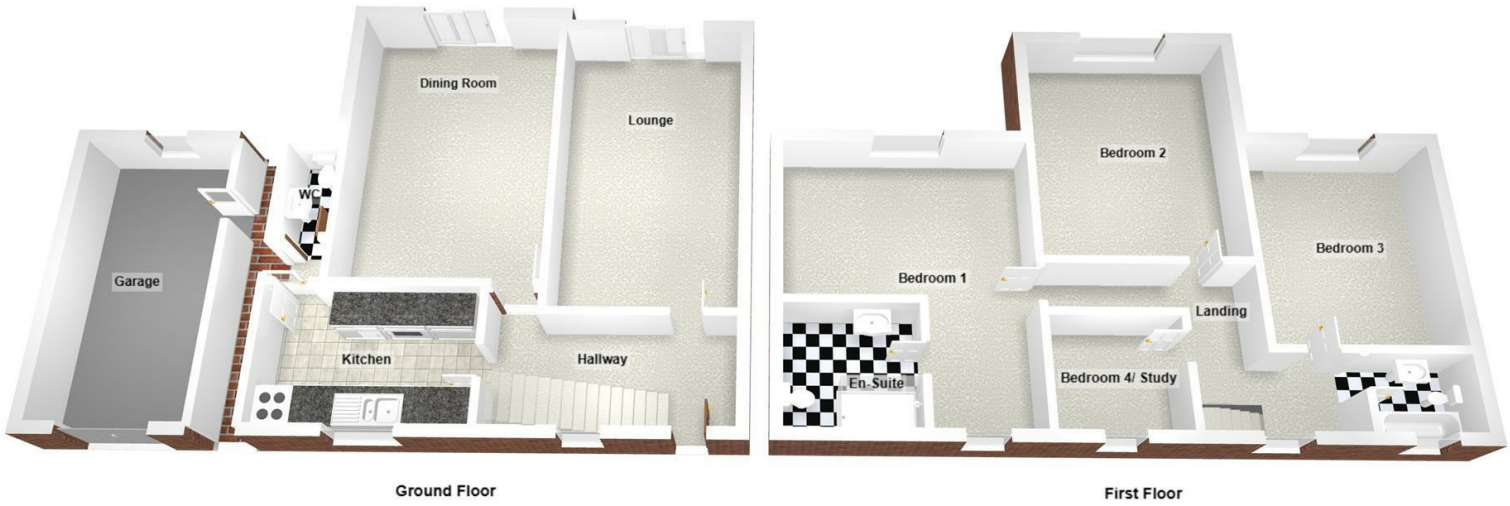
VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 