

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



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Gypshayes, Dorset BH19 3HQ

Detached house with adaptable accommodation situated on a plot of over 1/5th of an acre within a village cul-de-sac. 3/4 bedrooms, 3/4 reception rooms, south facing covered veranda, kitchen/diner, utility room, W.C., bathroom/W.C., en-suite bathroom/W.C., gas central heating, double glazing, gardens, garage, parking, outbuildings, some sea and rural views.

- Detached house on a plot of over 1/5th of an acre
- 3/4 reception rooms
- Gas central heating. Double glazing
- Well established gardens with various outbuildings
- Village cul-de-sac location
- Kitchen/diner. Utility room
- Covered veranda. Some sea and rural views
- 3/4 bedrooms (1 en-suite bathroom/W.C.)
- Cloakroom/W.C. Bathroom/W.C.
- Garage. Ample off road parking

Asking Price £750,000

Gypshayes, Dorset BH19 3HQ

* Awaiting full particulars *

SITUATION:

On a good-sized mature plot of just over 0.20 of an acre in a residential cul-de-sac within the village of Langton Matravers. Access to open country walks leading to the Priests Way, Dancing Ledge and the coastal path is nearby, and the coastal town of Swanage is approximately three miles

DESCRIPTION:

A detached chalet house originally built, we understand, as a bungalow in the 1930's of Purbeck stone and brick elevations under a tiled roof. The property offers adaptable accommodation and has the ability to provide a ground floor bedroom and the possibility of adapting the cloakroom to a wet room. The gardens are mature and well stocked, and the property has a gravelled driveway which provides ample off-road parking.

ACCOMMODATION:

ENTRANCE LOBBY (S):

Wooden front door, skylight window, wall light, tiled floor. Door to:

VERANDA:

Glazed roof, stone paved, coal store, southerly aspect and rural view.

HALL:

Double glazed front door, central heating thermostat, radiator under stairs store cupboard, wall light.

BEDROOM 4/RECEPTION ROOM 3 (S & W):

13'9" x 13'0" (4.2 x 3.97)

13'9" (4.2m) x 13' (3.97m). Radiator, two telephone points.

LOUNGE (S, E & W):

13'7" x 13'2" (4.15 x 4.02)

13'7" (4.15m) x 13'2" (4.02m) plus extended bay of 11'9" (3.6m) x 4'5" (1.36m). Two radiators, stone fireplace and surround with tiles and hearth, gas point, wall lights, TV aerial point, rooflight windows to bay.

CLOAKROOM/W.C.:

Low level W.C., wash basin with tiled splash back, radiator, shaver point, under stairs recess.

DINING ROOM (E):

13'5" (4.1m) x 12'7" (3.84m). Radiator, fitted cupboards and shelving to alcoves, wall lights, feature fireplace with Purbeck stone hearth and surround, wooden mantle. Folding doors to:

SITTING ROOM (N & E):

12'6" x 11'2" (3.83 x 3.42)

12'6" (3.83m) x 11'2" (3.42m). TV aerial point, radiator, wall light. Double glazed patio door to the rear garden.

KITCHEN/DINER (N):

26'6" x 13'11" (8.1 x 4.25)

'L' shaped with maximum measurements of 16'5" (8.1m) x 14'10" (4.25m). Single drainer stainless steel 1½ bowl sink unit and work surfaces with drawers, cupboards, space and plumbing for dishwasher under, gas cooker space, part tiled splash backs, filter hood, further work surfaces and breakfast bar, appliance spaces, wine rack, wall cupboards, radiator, double glazed door to garden. Arched opening to:



UTILITY ROOM (W):

7'3" x 5'3" (2.22 x 1.62)

Fitted cupboards, space for fridge/freezer, double drainer sink unit with mixer tap and work surfaces with cupboards, space and plumbing for washing machine under, central heating programmer, cupboard housing gas boiler and fuse boxes.

FIRST FLOOR**LANDING:**

Radiator, wall light, walk in eaves cupboard housing pre-lagged hot water cylinder and slatted shelving.

BATHROOM/W.C:

Obscure double glazed window, radiator, low level W.C., wash basin, panelled bath, electric shower over & part tiled surround, part ½ tiled walls, shaver point, loft access.

BEDROOM 2 (S):

13'10" x 12'0" (4.24 x 3.67)

13'10" (4.24m) x 12' (3.67m). Radiator, walk-in storage cupboard with extractor unit and eaves access. Rural views, loft access.

BEDROOM 1 (E &N):

18'2" x 12'6" (5.55 x 3.82)

18' (5.5m) x 12'6" (3.82m). Part sloping ceiling, wardrobes built into alcove, eaves access, radiator, TV point, Velux windows with sea and hill views. Door to: EN-SUITE BATHROOM/W.C. (N): Panelled bath with electric shower over and fully tiled surround, bidet, low level W.C., wash basin, tiled splash backs, radiator, eaves access, shaver point, extractor unit.

BEDROOM 3 (E):

10'7" x 9'0" (3.23 x 2.75)

10'7" (3.23m) x 9' (2.75m). Sea and hill views, radiator, fitted wardrobes to eaves.

OUTSIDE:

The property is set well back from the road, bounded by a Purbeck stone wall. The front garden has a lawn, flower and shrub beds and borders, lamp post, stone paths and side access. Gravelled driveway and turning area provides off road parking and leads to: GARAGE: 16'11" (5.17m) x 8'10" (2.71m). Up and over door, pitched roof, light and power, single glazed window and personal door. The rear garden has a large, covered patio, mature gardens with lawns, water features, trees, shrubs, various garden outbuildings, greenhouse, ornamental bridges and a timber STUDIO/WORK-SHOP: 19'5" (5.92m) x 11'1" (3.39m). Light and power, double doors and timber framed double glazed windows.

ADDITIONAL INFORMATION

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

COUNCIL TAX:

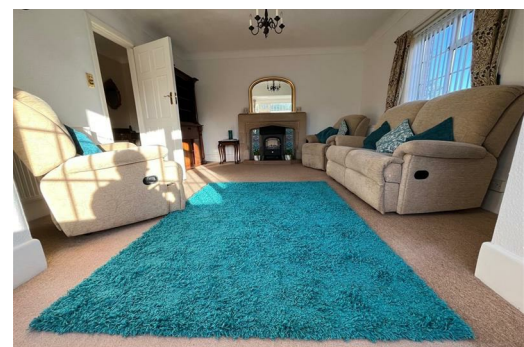
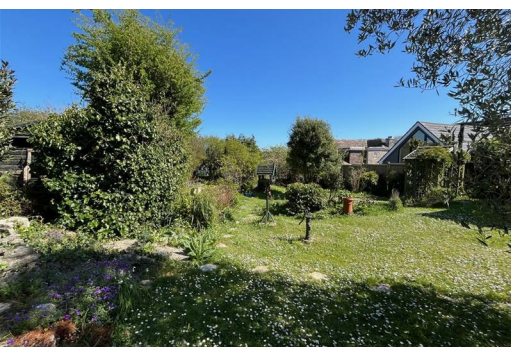
Band E. Amount payable 2025/2026: £3164.34 (excluding any discounts. or additional home premiums).

VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5/5.30 pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. 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. An 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 