

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



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Durnford Drove, Swanage, Dorset BH19 3HG

Semi-detached house on approx. 0.15 acre plot in a Village location with some sea and rural views. 3 bedrooms, 3 reception rooms, kitchen, bath/shower room/W.C., cloakroom/W.C., gas central heating, double glazed windows. Good sized rear garden, front garden, parking, detached timber outbuildings.

- Semi-detached house on a good-sized plot
- 3 bedrooms
- Bath/shower room/W.C.
Cloakroom/W.C.
- Garage and parking
- Potential for further extension/updating
- 3 reception rooms
- Gas central heating. Double glazing
- Village location - some sea and rural views
- Kitchen
- Gardens

Asking Price £625,000

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SITUATION:

Within the Village of Langton Matravers, in a residential position just off the main Village centre, convenient for access to open country walks leading to The Priests Way, Spyway, Dancing Ledge and the Coastal Path which forms part of the Jurassic Coast World Heritage site. Langton Matravers is within 3 miles of Swanage.

DESCRIPTION:

A semi-detached house built we believe, in the 1930's of brick and rendered elevations under an interlocking tiled roof. The property occupies a good-sized plot of approximately 0.15 of an acre with a good-sized rear garden with timber outbuildings. There is potential to further extend the property, and it would benefit from some updating. The property also has some sea and rural views.

ACCOMMODATION:

ENTRANCE LOBBY:

UPVC double glazed front door and windows, shelving, high level cupboard housing electric meter. Part glazed door to:

HALL:

Radiator, under stairs storage.

LOUNGE (W):

14'8" (4.47m) into bay (4.32m) x 12'8" (3.85m). Feature stain glassed window to the side, radiator, TV aerial point, wood burner with polished stone hearth and surround, wooden mantle over, wall lights.

INNER HALL/STUDY:

Fitted cupboards and desk, cupboard housing fuse box and shelving, central heating thermostat.

DINING ROOM (S):

13'11" (4.24m) into bay x 13'8" (4.17m). Radiator, TV aerial point, shelving to alcove, gas fire with Purbeck stone surround and mantle, polished stone hearth: Opening to:

SUN ROOM (S & E):

13' (3.96m) x 7'7" (2.31m). Radiator, shelved cupboard electric wall heater, cupboard housing Worcester gas boiler. UPVC double glazed door to the rear garden.

KITCHEN (E):

'L' shaped. 15'2" (4.62m) max. x 10'2" (3.07m) max. Single drainer stainless steel 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for dishwasher and washing machine under, gas hob with filter hood over, double electric oven, fitted fridge and freezer, tiled splash backs, wall cupboards, rooflight window. Door to:

REAR LOBBY (N):

UPVC double glazed door to rear garden. Door to:

CLOAKROOM/W.C.:

Obscure UPVC double glazed window, low level W.C., corner wash basin with tiled splash back, electric water heater.

FIRST FLOOR:

LANDING:

Shelving, loft access, shelved linen cupboard, central heating thermostat.

BATH/SHOWER ROOM:

Obscure double-glazed windows, panelled bath with mixer tap, wash basin, towel radiator, low level w.c., shower cubicle with electric shower unit, fully tiled walls, extractor unit, electric wall heater.



BEDROOM 2 (S & E):

13'8" (4.17m) x 11'4" (3.45m). Radiator, vanity wash basin with tiled splash back, wall lights, electric panel heater, sea and rural views, telephone point.

BEDROOM 1 (S & W):

15' (4.57m) x 12'7" (3.84m). Rural views, vanity wash basin, fitted wardrobes, dresser unit, cupboards and shelving.

BEDROOM 3 (W):

7'9" (2.36m) x 7'8" (2.34m). Radiator, fitted wardrobe with storage and dresser unit.

OUTSIDE:

Double gates lead into the front garden which is mainly stone paved and provides off road parking. Flower and shrub beds and pond. Detached timber framed garage. Side access raised patio and steps down to the rear garden which is of a good size and has lawn, paved seating areas, clothes drying space, flower and shrub beds, timber workshop, lower garden with former vegetable beds, shed and greenhouse.

ADDITIONAL INFORMATION

Property type: Semi-detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC (<https://checker.ofcom.org.uk/>). Mobile signal/coverage: Please see: <https://checker.ofcom.org.uk/>

COUNCIL TAX:

Band E: £3164.34 payable for 2025/26 (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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	