

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



Tel: 01929 423333  
(24 hours)  
Web: [www.milesandson.co.uk](http://www.milesandson.co.uk)  
Email: [property@milesandson.co.uk](mailto:property@milesandson.co.uk)



### High Street, Swanage, Dorset BH19 3HA

Deceptively spacious, well-maintained and presented semi-detached property in a Village location. 4 bedrooms, 3 reception rooms, bathroom/W.C., cloakroom/W.C., 2 en-suite shower rooms, dressing room, kitchen, sunroom, pretty enclosed south facing rear garden, off-road parking.

- Semi-detached house - Village location
- 3 reception rooms and Sun room
- Gas central heating. Double glazing
- Some rural views over rooftops
- Well maintained and presented - character features
- Kitchen
- Pretty, enclosed rear garden with sunny southerly aspect
- 4 bedrooms (2 en-suite shower rooms)
- Bathroom/W.C. Cloakroom/W.C.
- Off road parking

**Asking Price £625,000**

# High Street, Swanage, Dorset BH19 3HA

## SITUATION:

Within the Village of Langton Matravers just west of 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 of Purbeck stone and rendered elevations under a tiled roof with later extensions under flat roofs. The property is well-maintained and presented with adaptable and surprisingly spacious accommodation. Two bedrooms are en-suite, one on the ground floor, the other on the first floor which also has a small dressing room. There are character features throughout and an internal viewing is thoroughly recommended. The garden offers ease of maintenance and a sunny, southerly aspect.

## ACCOMMODATION:

### ENTRANCE LOBBY:

Wooden front door, part wood panelling. Wooden door to:

### LOUNGE (N):

14'11" (4.55m) x 12'5" (3.79m). Wood panelling, fireplace with dual fuel stove, cast iron surround, polished stone hearth, radiator, electric radiator, wall lights. Steps up to:

### DINING/SITTING ROOM (N):

14'11" (4.55m) x 7'9" (2.37m). Part painted stone walls, radiator, shelving, under stairs storage cupboard, part wood panelling. Steps up to:

### KITCHEN (W):

11'5" (3.49m) x 9'10" (3.01m). Tiled floor, radiator, single drainer sink unit with mixer tap and wooden work surfaces with drawers, cupboards and slimline dishwasher under, space and plumbing for washing machine, wall cupboards, wine rack, part tiled splash backs, Worcester boiler, shelved cupboard to alcove.

### REAR LOBBY:

Part glazed door to the parking space, tiled floor.

### CLOAKROOM/W.C.:

Obscure double-glazed window, vanity wash basin with mixer tap, concealed cistern w.c., radiator.

### DINING ROOM:

14'4" (4.37m) x 9'4" (2.86m). Wooden floor, 2 radiators, appliance space. Steps up to:

### SUNROOM (S & W):

14'10" (4.53m) x 8'8" (2.65m). Double glazed doors to the garden, radiator, part painted stone wall.

### INNER HALL:

Rooflight window.

### BEDROOM 1 (S):

14'7" (4.46m) x 10'3" (3.12m). Rooflight window, electric radiator, radiator, feature brick and stone fireplace. Door to: EN-SUITE SHOWER ROOM/W.C.: Tiled shower cubicle with mains shower unit, low level w.c., wash basin with mixer tap and splash back, towel radiator, 1 exposed stone wall, overhead light tunnel.

## FIRST FLOOR

### LANDING:

Part panelled, part painted stone walls, feature beams, central heating programmer.



**BEDROOM 3 (S):**

12'7" (3.84m) x 11'10" (3.62m). Wooden floor, 2 radiators, southerly aspect with country views over the rooftops.

**BATHROOM/W.C.:**

Panelled corner bath with mixer tap and shower attachment, part tiled walls, low level w.c., wash basin, shaver point, towel radiator, feature beams, shelving, airing cupboard housing pressurized hot water cylinder.

**BEDROOM 4 (S):**

10' (3.05m) x 6'9" (2.08m). Radiator, built in wardrobe and storage cupboard, part painted stone walls, shelving to alcove, country views over rooftops.

**BEDROOM 2 (N):**

13'5" (4.09m) x 9'11" (3.03m). Radiator, part painted stone walls, feature beams, TV aerial point, feature cast iron fireplace. Opening to: DRESSING ROOM (N): 4'11" (1.51m) x 4'9" (1.45m). Hanging rails. Door to: EN-SUITE SHOWER ROOM/W.C.: Obscure double-glazed window, 2 walls tiled, part wood panelled, and part painted stone walls, wash basin, low level w.c., towel radiator

**OUTSIDE:**

Concreted front garden bounded with Purbeck stone walls and wrought iron railings. To the side is a paved & gravelled off road parking space. The pretty rear garden is walled, enclosed and offers a sheltered sunny space with gated access. Mainly paved, raised flower/shrub beds, wooden sleeper & water features, decking with further flower and shrub beds, timber storage shed, timber workshop with light and power.

**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:**

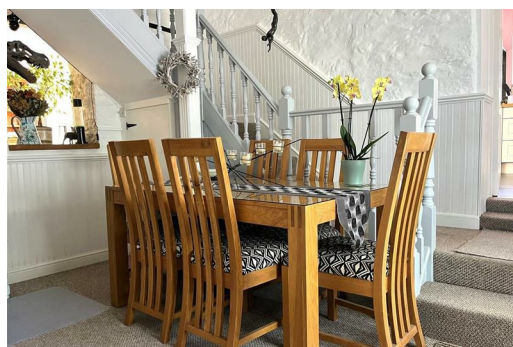
Band E: £3164.34 payable for 2025/26 (excluding discounts).

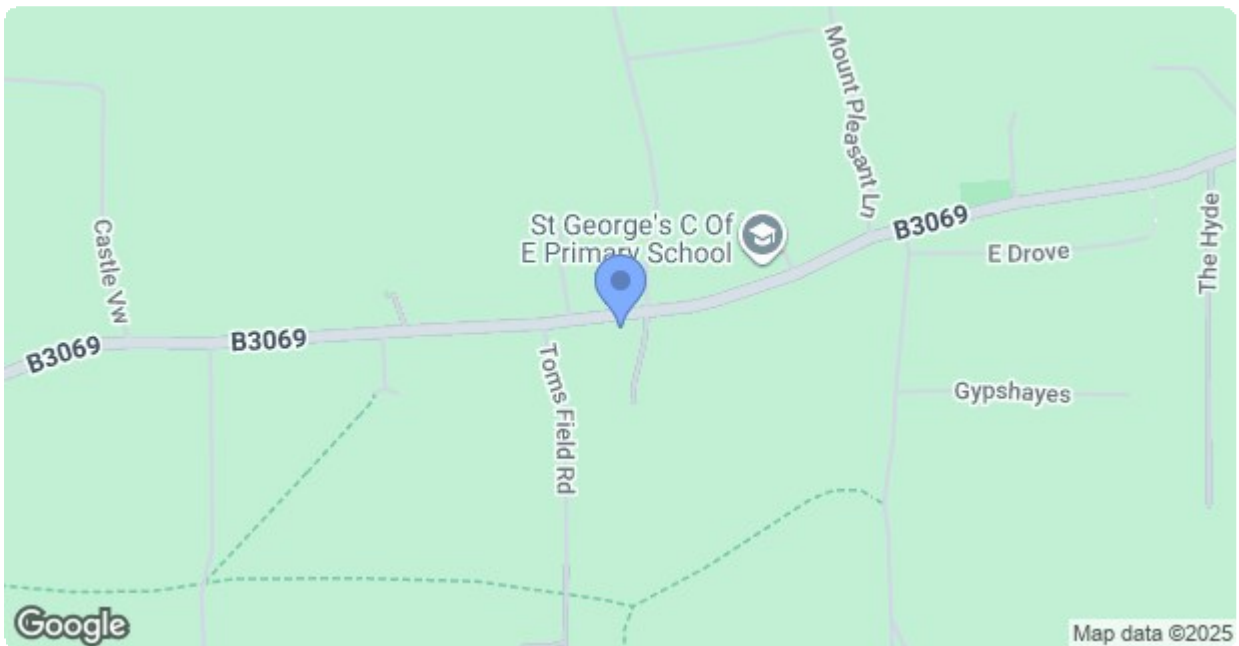
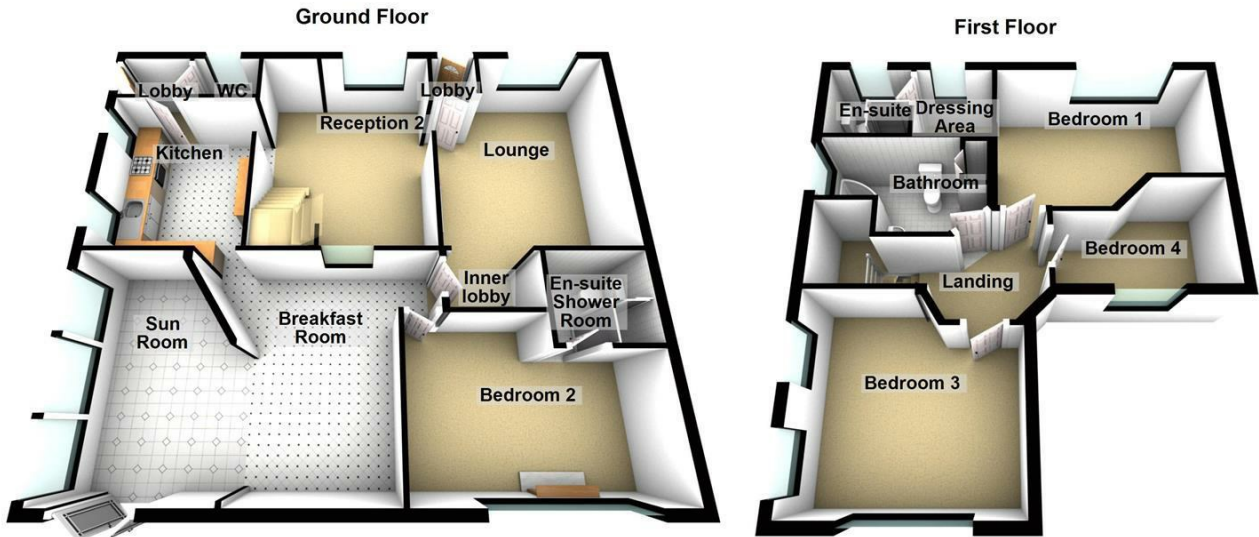
**VIEWING:**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	