



## St. Georges Close

Langton Matravers Swanage, BH19 3HZ

 3  3  2  D

Freehold



# St. Georges Close

Langton Matravers Swanage,  
BH19 3H7

- Three Double Bedroom
- Two Ensuites
- Stunning Countryside Views
- Large Driveway & Garage
- No Onward Chain
- Corner Plot Garden
- National Trust Fields Behind
- Utility Room
- Some Updating Required
- Desirable Village Location





Nestled in the tranquil cul-de-sac of St. Georges Close, this exquisite detached chalet bungalow in Langton Matravers, Swanage, offers a perfect blend of comfort and charm. The property welcomes you through an inviting entrance door, leading into a hallway that features a convenient cloakroom with a low-level W.C. and wash hand basin.

To the left, you will find a spacious living room, adorned with a delightful wood-burning stove, ideal for those cosy evenings spent by the fire. A large double-glazed window provides a lovely view of the front garden & St .George's church making this quite the setting. Adjacent to the living room, double doors open into a generously sized dining room, part of a ground floor extension, which serves as an excellent space for entertaining. Large windows in this



room overlook the picturesque rear garden, offering stunning views of the surrounding countryside and rolling hills.

The kitchen, while in need of some modernisation, is functional and equipped with a range of wall and base level units, providing ample space for various kitchen appliances. Completing the ground floor is Bedroom Two, a spacious double bedroom featuring an ensuite shower room with a double-width cubicle, W.C., and wash hand basin with a built-in vanity cupboard. French doors from this bedroom lead directly to the enchanting rear garden.

On the first floor, you will discover two further double bedrooms, both boasting fitted wardrobes and breathtaking views of the Purbeck Hills. Bedroom One includes an ensuite bathroom, while the family bathroom on this level features a panelled bath with a shower over, W.C, and wash hand basin.

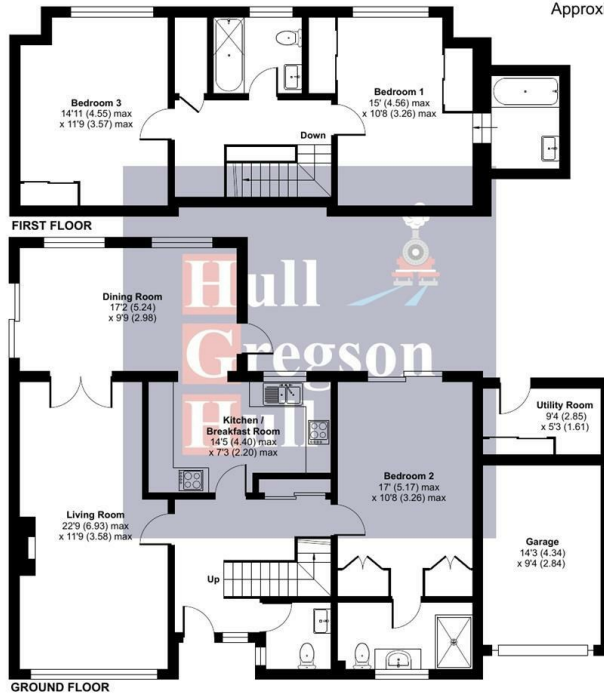
Externally, there is a driveway behind gates, providing off-road parking for multiple vehicles. The front garden is mainly laid to lawn with shrubs to borders. The rear garden has an initial patio area, with a large lawned area, a pond, vegetable patches and greenhouse. The views from the garden overlook a delightful national trust field, a great place to sit back and watch the wildlife in the open countryside. A Garage provides both power and light and a utility room accessible externally, offers space for a washing machine, tumble dryer.

The village of Langton Matravers is incredibly sought after due to it's wonderful community spirit and nearby open fields, fantastic for scenic dog walks. The seaside town of Swanage is just over 1 mile away and offers a range of local amenities. The property is offered for sale with no onward chain.



## St. Georges Close, Langton Matravers, Swanage, BH19

Approximate Area = 1538 sq ft / 142.8 sq m  
 Garage = 133 sq ft / 12.3 sq m  
 Outbuilding = 49 sq ft / 4.5 sq m  
 Total = 1720 sq ft / 159.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1328703

**Living Room**  
 22'8" x 11'8" (6.93 x 3.58)

**Dining Room**  
 17'2" x 9'8" (5.24 x 2.96)

**Kitchen / Breakfast Room**  
 14'5" x 7'2" (4.40 x 2.20)

**Bedroom Two**  
 16'11" x 10'8" (5.17 x 3.26)

**Ensuite Shower Room**

**Cloakroom**

**Bedroom One**  
 14'11" x 10'8" (4.56 x 3.26)

**Ensuite Bathroom**

**Bedroom Three**  
 14'11" x 11'8" (4.55 x 3.57)

**Family Bathroom**

### Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Chalet Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

### Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
63	75		

England & Wales EU Directive 2002/91/EC

