



## Gypshayes

Langton Matravers Swanage, BH19 3HQ



Asking Price  
£825,000 Freehold





# Gypshayes

Langton Matravers Swanage,  
BH19 3HQ

- Two Double Bedrooms
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Ground Floor Cloakroom with W.C.
- Incredible Southerly Facing Garden
- Garden Office
- Off-Road Parking
- Sought After Village Location
- Countryside Walk / Seaside Nearby







Nestled in the charming village of Langton Matravers, Lillcote is a delightful detached house that offers a perfect blend of comfort and style. Located in a quiet cul-de-sac on the southern outskirts of the village, this property is just a short stroll from the village centre and the Parish Church, with the stunning Jurassic Coast and open countryside nearby.



Constructed in the 1950s, Lillcote boasts well-planned and versatile family accommodation, enhanced by a neutral decor that promotes an easy living style. The property features a gated driveway with parking for 2-3 vehicles, leading to a front garden adorned with mature shrubs and a discreetly placed store and shed.

Upon entering, you are welcomed by a



spacious entrance hall that leads to a generously sized dual aspect living/dining room. This light-filled space is enhanced by an attractive bay window, a charming brick fireplace, beamed ceilings, and wooden flooring, making it an ideal setting for family gatherings. The kitchen, recently modernized, offers a range of wall and base level units and has ample space for a host of appliances. The kitchen also provides access to the rear garden. Completing the ground floor is a cloakroom with WC and wash hand basin.

The first floor accommodation houses two double bedrooms, both of which are bright and airy, with Bedroom One offering dual aspect views over the garden. Each bedroom is equipped with fitted wardrobes for added convenience. The tiled bathroom features a beautifully updated shower room with double width cubicle, a pedestal wash basin, and a WC.

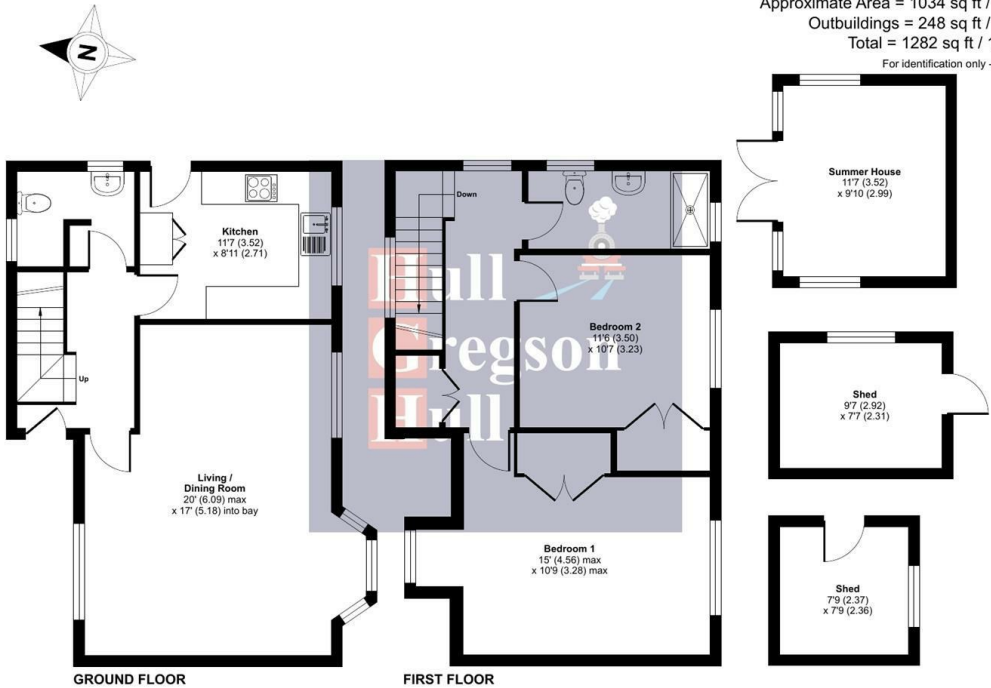
The large rear garden is a true highlight, offering a mix of mature shrubs and trees that create a private oasis. Predominantly lawned, it also includes a second 'secret' garden at the rear, complete with a charming timber garden room, perfect for relaxation or creative pursuits. The garden room is currently used as a work space by the current owners, meaning you can leave work behind when it's time to relax.



This stunning family home is positioned in a superb location and has been tastefully update inside. The garden is picturesque. In the village of Langton there are plenty of scenic walks to inspire you to stay active and the nearby town of Swanage has a beautiful bay making this a superb spot to live. Viewings come highly recommended.

Lillcote, Gypshayes, Langton Matravers, Swanage, BH19

Approximate Area = 1034 sq ft / 96 sq m  
Outbuildings = 248 sq ft / 23 sq m  
Total = 1282 sq ft / 119 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). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1312246

**Living / Dining Room**  
19'11" x 16'11" (6.09 x 5.18)

**Kitchen**  
11'6" x 8'10" (3.52 x 2.71)

**Cloakroom (W.C.)**

**Bedroom One**  
14'11" x 10'9" (4.56 x 3.28)

**Bedroom Two**  
11'5" x 10'7" (3.50 x 3.23)

**Shower Room**

**Garden Office**  
11'6" x 9'9" (3.52 x 2.99)

**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 House  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Mains 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	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
		