


# Kimmeridge House Old Malthouse

Langton Matravers | Dorset | BH19 3HA

*Kimmeridge House is an attractive modern detached property offering thoughtfully designed accommodation, finished to a high standard and ideally suited to those seeking a contemporary home within the highly desirable Purbeck village of Langton Matravers.*

*The ground floor provides a welcoming living environment, complemented by a modern fitted kitchen incorporating a range of integrated appliances, including a fridge freezer, induction hob and oven. A contemporary downstairs cloakroom/W.C. adds further convenience to the ground floor accommodation.*

*Upstairs, the property offers two bedrooms, including a generous principal bedroom with its own en-suite shower room, fitted with a shower, W.C. and wash hand basin. The second bedroom provides flexible accommodation, alongside a separate study, which is ideal for those working from home or requiring additional office space. The the first floor accommodation is further complemented by a modern family bathroom, comprising a bath with shower over, W.C. and wash hand basin.*

*Externally, Kimmeridge House benefits from one allocated parking space and forms part of the exclusive and sought after Old Malt House development, enjoying a wonderful position within Langton Matravers. The village offers a fantastic lifestyle opportunity, surrounded by the beautiful Purbeck countryside and within easy reach of Swanage, the Jurassic Coast and some of Dorset's most spectacular coastal walks.*



# KEY FEATURES

- *Stunning Detached House in Langton Matravers*
- *Prestigious New Build Development ~ The Old Malthouse`*
- *Two Well Proportioned Double Bedrooms & Study*
- *Sizeable Dual-Aspect Living Room & Garden Room*
- *Modern Fitted Kitchen with Integral Appliances & French Doors onto Garden*
- *Stylish Family Bathroom, Ensuite to Primary Bedroom & Downstairs WC*
- *Immaculate Modern Interior*
- *Benefit of Allocated Parking Space*
- *Beautiful Hill Views*
- *Close to Coastal and Countryside Walks*



*The Old Malthouse is a historic landmark building, being converted into a selection of traditional, new build properties in the heart of Langton Matravers.*

*The Old Malthouse, historically 'The Maltings' (a malthouse for local brewing) with its own pub onsite, thereafter becoming the prep school for the village, is now being converted into a selection of converted dwellings blended seamlessly in with new build properties in the traditional style of Purbeck Stone. The development in its entirety comprises a selection of three Cottages, seven new build Apartments/Maisonettes and nine new Detached properties will compliment new building with the existing seamlessly.*

*Traditional Purbeck stone exteriors, stylish country interiors with eco-friendly credentials and specifications will endure the future of these properties. Spacious, light rooms, elegant kitchens and bathrooms, off-road allocated parking and enclosed rear gardens will provide comfortable family homes in a sought-after location.*

*Welcome to Langton Matravers:*

*Langton Matravers is a traditional Purbeck village on Dorset's famous Jurassic Coast, less than two miles from the popular seaside town of Swanage, the principal town of the Purbecks, with its wide range of shops, restaurants, sandy beaches and Heritage Steam Railway.*

*The village of Langton Matravers sits amidst the South West Coastal Path, a UNESCO heritage site, offering the most magnificent backdrop to the village and providing a natural environment with an abundance of outdoor activities and trails from the doorstep. This long village full of traditionally built Purbeck Stone properties offers traditional village amenities of St George's Church, an excellent Primary School, Village Hall, Scout Hut, Museum, The King's Arms village pub and Putlake Adventure Farm with shop. Purbeck amenities are outstanding with popular junior and secondary schools in the local villages and towns. Doctor Surgeries are located in Swanage, Corfe Castle and Wareham with a Cottage Hospital in Swanage and main Hospitals in Poole, Dorchester and Bournemouth. There are local football, rugby, tennis, bowls and cricket clubs and several golf courses with outstanding terrain and magnificent views.*

*In regards to outdoor activities, the walking, footpaths and bridle paths in the area are second to none, with the South West Coast Path accessed from the village offering walking for as many miles as you wish, running from Poole Harbour around to Weymouth and beyond to Somerset, Devon and Cornwall'. Swanage Bay and Studland Bay are thriving water sport destinations catering for motorboats, sail boats, jet-skis, kayaks and paddle board. There is an established Dive Centre on Swanage Pier and many pleasure boats travel between Poole Quay and Swanage Pier daily with the Waverley Paddle Steamer also taking annual trips during the month of September.*









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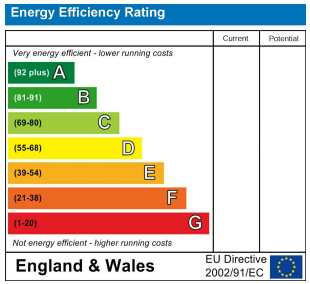

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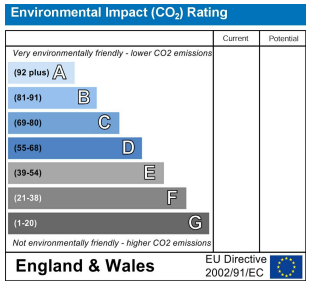

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SCHOOL
KEEP
CLEAR







Lounge/Diner 20'0" x 15'1"

Kitchen 12'5" x 11'5"

Downstairs W.C.

Study 9'6" x 8'6"

Family Bathroom

Bedroom One 15'5" x 10'2"

En Suite

Bedroom Two 14'1" x 9'6"

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: Electric
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

New Build Additional Info
Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Some example images may be from a typical show home on site, rather than specific properties.

There is a community service charge of TBC

Hull Gregson & HullSwanage
7 Institute Road
Swanage
BH19 1BT
Tel: 01929 426655
Email: swanage@hgh.co.uk

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