

High Street

Langton Matravers Swanage, BH19 3HA

- Substantial Detached Three Bedroom House
- Situated on the Sought After Langton High Street
- Downstairs Shower Room
- Useful Utility Room
- Southerly-Facing Garden
- Close to Local Amenities
- Family Bathroom Upstairs
- Spacious Kitchen/Diner
- Modern Design
- Plenty of Storage

















Welcome to Langton High Street, the backbone of the historic sought-after village of Langton Matravers, a village offering local amenities such as The Salt Pig Farm, local primary school, pub, and access to coastal path walks. The High Street offers an eclectic mix of quaint Grade II Listed Purbeck stone terraced cottages and the more modern pebble-dashed detached homes. This substantial detached three bedroom home boasts a sense of privacy and spacious accommodation all whilst being a short stroll from nearby amenities and the local pub, The Kings Arms.

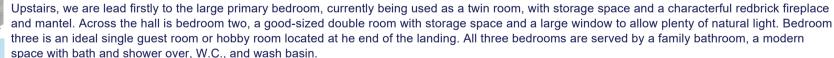
Stepping through the front gate, you are welcomed firstly to the front garden, currently filled with flowering climbers, decorative stones and daisy borders. Enter through the front door into the entrance hall, with plenty of space to store shoes and coats. Stairs rise to the first floor accommodation and doors lead off to the living areas. A convenient shower room is located downstairs, with large shower cubicle, W.C., and wash basin. Just opposite, is the inviting sitting room. This is a bright and stylish space with a large feature bay window allowing lots of natural light to flood the room and a

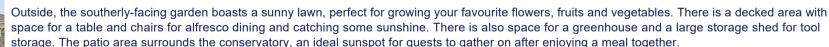


nook perfect for a cosy window seat. There is plenty of room for a large sofa suite, coffee table, and TV with console. There is also space for storage cabinets and book cases. Follow on through the hallway and we are welcomed into the heart of the home, the kitchen/diner. This is a generously sized room with space for a large dining table and chairs next to a lovely red brick fire place with log burner, and adjacent storage space for plates and cutlery. This space is ideal for enjoying family meals together by the fire. Patio doors then lead to the conservatory.

The kitchen is equipped with base-level storage cabinets, a double-basin sink with a pretty view over the garden, a four-ring gas hob with oven under and extractor over. The kitchen leads effortlessly into the useful utility room, a good-sized space with side access into the property, plumbing for a washing machine, fridge/freezer, drier and dishwasher. There is also further worktop space and storage cupboards.

The conservatory boasts a southerly-facing aspect to enjoy the sun all day long, with beautiful views of the garden. There is space for comfy sofas and a table to have breakfast surrounded by nature, all year round!

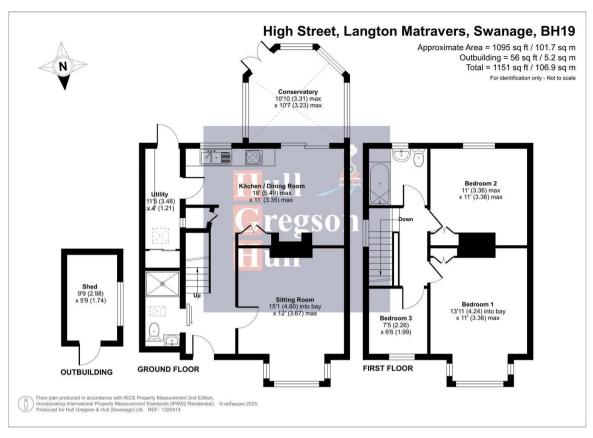




This substantial detached three bedroom property is situated on Langton High Street, just a short drive away from the traditional seaside town of Swanage, famous for its award-winning beaches, classic steam train, theatre, independent pubs, schools and churches. Langton also boasts access to the stunning Jurassic Coast and popular Hollywood filming locations in Worth Matravers.

Viewing is highly recommended.







Sitting Room

15'1" into bay x 12'0" (4.60 into bay x 3.67)

Kitchen/Dining Room

18'0" max x 10'11" max (5.49 max x 3.35 max)

Utility Room

11'5" x 3'11" (3.48 x 1.21)

Conservatory

10'10" max x 10'7" max (3.31 max x 3.23 max)

Bedroom One

13'10" into bay x 11'0" max (4.24 into bay x 3.36 max)

Bedroom Two

11'0" max x 11'0" max (3.36 max x 3.36 max)

Bedroom Three

7'4" x 6'6" (2.26 x 1.99)

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: House Property construction: Standard Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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

Disclaimer.

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