



Oak Ridge Cottage Valley Road

Swanage | BH19 3DL



Welcome

We are delighted to present to market this beautifully presented three-bedroom cottage, situated on a wonderfully peaceful location on the edge of Swanage. The property boasts characterful features throughout and stunning views over the neighbouring farmland. Believed to originate from the 18th Century, the property is built with original Purbeck stone and is a striking example of the distinctive, individual architecture.

The living room is immaculately presented, with bright, crisp white walls, and warm tones complimented by an original Purbeck stone feature wall and log burner. Dual aspect windows with both Easterly and Westerly aspects provide plenty of natural sunshine as well as pretty outlooks over the front and rear gardens. This is an ideal place to disconnect from the busy world and spend quality time with loved ones. Here there is space for a large sofa, coffee table, window seat and TV with console. Throughout the cottage, charming details such as exposed ceiling beams, original fireplaces and Flagstone flooring reflect its heritage, exuding character and a deep-rooted feeling of home.



KEY FEATURES

- *Beautifully Presented Grade II Listed Cottage*
 - *Stunning Purbeck Stone Features*
 - *Three Bedrooms*
 - *Double Garage with Loft Room*
 - *Rolling Countryside Views*
 - *Surrounded by Farmland*
- *Ideally Situated Nearby Local Amenities*
 - *Expansive Rear Gardens*
- *Log Burner in Living Room with Purbeck Stone Feature Wall*
- *Substantial Parking for Multiple Vehicles*



The Accommodation

The hallway then flows into the kitchen/dining room. This is another bright and welcoming space which offers practicality and space. It is the true heart of the home, with plenty of room to socialise whilst creating homecooked meals. The kitchen is fitted with a range of classic white units and compliments by a range-style cooker. Two window nooks are nestled under the windows, an ideal spot to sit and enjoy your favourite tippie.

The elegant and classy décor continues into the boot room, with space and plumbing for a washing machine and drier, with storage space and a display cabinet. The boot room offers excellent versatility, which could serve as a dining area, snug or garden room. A traditional stable door opens directly onto the rear garden, creating an easy connection between indoor living space and the outdoor surroundings.



Upstairs

The first floor is well-arranged across an unusually spacious landing that incorporates a range of built-in storage cupboards. The accommodation is presented in the light and neutral palette of the home, this enhances the sense of space and allows the original features to take centre stage. The principal bedroom is particularly generous, with dual aspect windows providing pleasant views across the garden. Period features are continued with ornate exposed Purbeck stone walls, attractive Victorian fireplace and timber flooring. The second bedroom is another good-sized double room, with a pretty window seat and space for a large TV and storage. Bedroom three is again, well-proportioned, making ideal guest accommodation or a home office. The room is filled with natural light and there is convenient built in storage. The family bathroom has been recently updated in a traditional style that compliments the character of the cottage. It comprises a panelled bath with shower over, pedestal wash basin, and W.C. An additional, separate W.C., and washbasin, provides further convenience and privacy.

Outside, the cottage is set within extensive and thoughtfully landscaped grounds, which back onto open farm land. The front garden is paved with beautiful Purbeck stone, raised walls and seating create an inviting space, and established planted



The Garden

and potted shrubs provide a sense of charm. Adjacent to the cottage is a substantial double garage with a loft room, which is ideal as a home office or further storage. This then leads effortlessly into the stunning rear garden, which is laid to lawn which includes a variety of mature trees, and established shrubs, along with a productive kitchen garden. A potting shed and greenhouse cater perfectly for those with a keen interest in gardening. The garden also boasts a Purbeck stone patio, ideal for alfresco dining and entertaining.

Notably, a stone bench sits under a pink blossom tree, and surrounding flower beds add a whimsical feel to the garden. The South-Easterly aspect floods the garden in sunshine, making this an idyllic spot to relax. Additionally, the property provides excellent scope to build (STPP) within the boundary line and to convert the spacious detached garage into a separate dwelling.

The entire plot sits between a third and half an acre providing plenty of space for additional income.

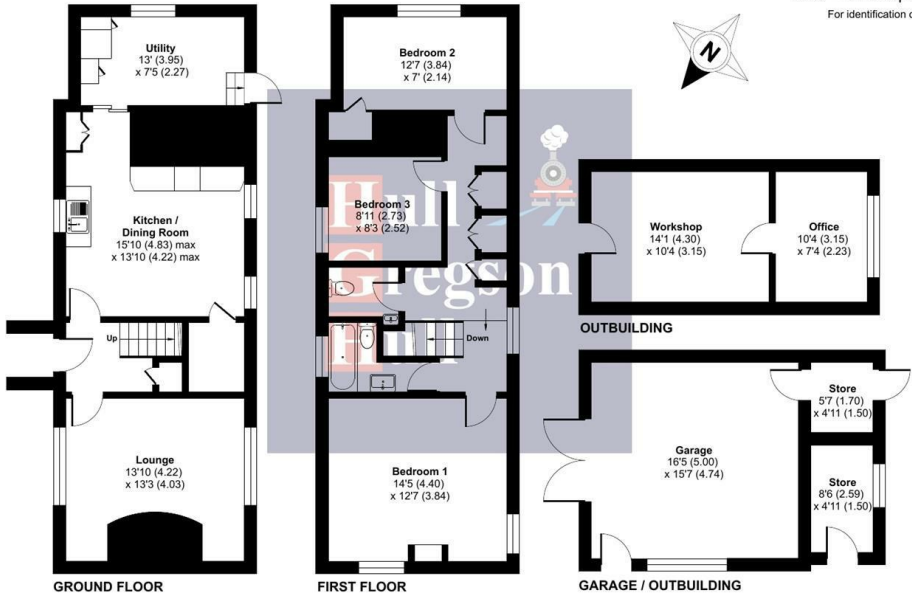
This is a rare opportunity to acquire a modernised, beautifully presented home, with charming characterful features, and stunning contemporary design, all whilst being just a short distance away from the seaside town of Swanage, and the historically rooted cobbled streets of Langton Matravers.





Oak Ridge Cottage, Valley Road, Swanage, BH19

Approximate Area = 1158 sq ft / 107.5 sq m
Garage = 288 sq ft / 26.7 sq m
Outbuilding = 268 sq ft / 24.8 sq m
Total = 1714 sq ft / 158 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 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1415751

- Lounge 13'10" x 13'2"
- Kitchen/Dining Room 15'10" max x 13'10" max
- Utility 12'11" x 7'5"
- Bedroom One 14'5" x 12'7"
- Bedroom Two 12'7" x 7'0"
- Bedroom Three 8'11" x 8'3"
- Bathroom
- Cloakroom
- Garage 16'4" x 15'6"
- Store 8'5" x 4'11"
- Store 5'6" x 4'11"
- Workshop 14'1" x 10'4"
- Office 3.15 x 2.23

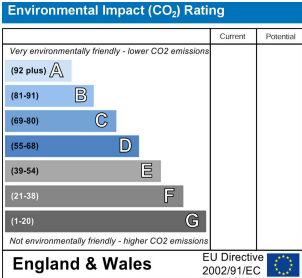
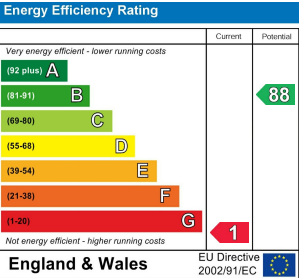
Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House
Property construction: Standard
Tenure: Freehold
Council Tax: Band E
Mains Electricity

Mains Water Supplied by Wessex Water, Private Drainage (Septic Tank)
Heating Type: LPG Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.gov.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.



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