



**SEAFORTH, KINGSTON LANE, WORTH MATRAVERS**  
**Guide £1,250,000**



This spacious detached chalet style house is situated in a fine position on the outskirts of the picturesque village of Worth Matravers, adjoining open country. It is architecturally designed, constructed during 1982 although extended in more recent times, and has external walls of natural Purbeck stone under a pitched roof covered with 'Bradstone' tiles.

Seaforth is immaculately presented throughout, offering particularly stylish family accommodation which has been carefully planned with a large living area on the first floor taking advantage of far reaching views over the surrounding open country to the English Channel in the distance.

Set in attractive landscaped grounds which surround the property, the garden is mostly laid out to lawn with a large stone paved terrace providing seating area, and shrub borders. A gravelled driveway provides off-road parking for 2-3 vehicles.

Worth Matravers stands on a headland about 1 mile from the sea and is nationally renowned for its scenic beauty. The area is particularly known as a haven for walkers and naturalists and has remained completely unspoilt over the years. 4 miles to the East is the seaside resort of Swanage, and the market town of Wareham is some 9 miles distant, the latter having a main line rail link to London Waterloo (some 2.5 hours). Much of the area is classified as being of Outstanding Natural Beauty.

Property Ref: WOR1743

Rateable Value £5,900, formerly Council Tax Band G



You are welcomed to Seaforth by the split level hall which leads through to the large kitchen with wide opening to the dining room, creating the perfect entertaining space in this family home. The kitchen area is fitted with an extensive range of cream units, contrasting hardwood worktops, matching breakfast bar and integrated microwave and dishwasher. The dining area is dual aspect with twin sets of sliding doors opening to the large stone paved terrace and garden. The sitting room also leads from the kitchen and has a feature woodburning stove and sliding doors to the garden. Beyond, a second reception room is currently set as a games room opening to garden and terrace. There are two spacious double bedrooms on the ground floor; the master has the benefit of an en-suite shower room, bedroom two is dual aspect and has a range of fitted wardrobes. A spacious family bathroom with separate bath and shower cubicle completes the ground floor accommodation.

Approached by a curved wooden staircase; the first floor living area is a particular feature with large sliding doors giving fine views across open country to the English Channel in the distance. There are three further double bedrooms on this level, bedroom three has the benefit of an en-suite shower room. Bedrooms four and five are both South facing enjoying some views of the sea and are served by the particularly spacious family shower room.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode for SATNAV is **BH19 3LE**.

Total Floor Area Approx. 166 m<sup>2</sup> (1,787sq ft)



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