



PAW HOUSE, 109 HIGH STREET, LANGTON MATRAVERS
£699,950

Paw House is a substantial semi-detached family home situated in the village of Langton Matravers, a short distance from open country and coastal walks. It is thought to have been built during the early part of the 19th Century and has external elevations of natural Purbeck stone under a pitched roof covered with tiles.

The property offers particularly spacious accommodation with the benefit of an en-suite master suite, attractive South facing rear garden and off-road parking for 2 vehicles.

The village lies 2.5 miles to the West of the seaside resort of Swanage and some 9 miles from the market town of Wareham, the latter having main line rail link to London Waterloo (approximately 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 3HA**.

Property Ref LAN1788

Council Tax Band



You are welcomed to Paw House by the large living room with a Victorian style cast-iron fireplace. This leads through to the generous split-level family room with doors opening to the paved rear garden. There is a wide opening to the kitchen, which is fitted with an extensive range of light modern units, contrasting worktops and a gas double oven and hob. Leading off is the dining room at the front of the property. The large master bedroom is South facing and has the benefit of an en-suite shower room. There is also a cloakroom on this level.

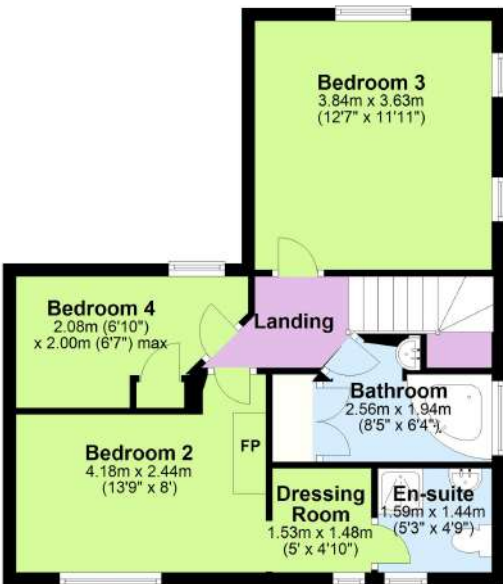
On the first floor, there are three bedrooms. Bedroom two is particularly spacious and has the advantage of a dressing room and good sized en-suite shower room. Bedroom three is a good size double and has distant views across to open country. Bedroom four is South facing with the benefit of a fitted wardrobe. The family bathroom with corner bath completes the accommodation.

Outside, there is a paved parking bay to the side of the property providing off-road parking for 2 vehicles. The South facing split-level rear garden is paved.

Ground Floor



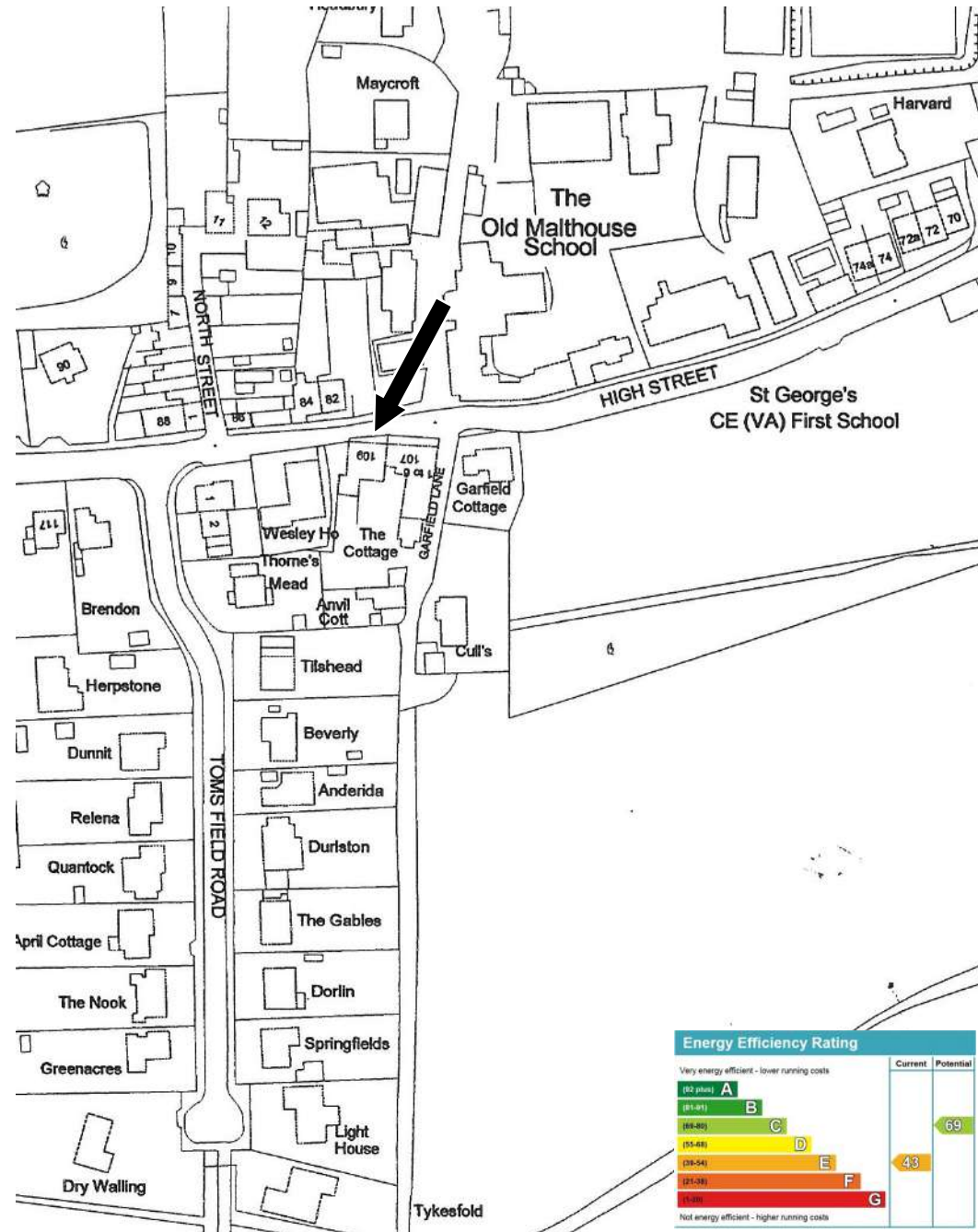
First Floor



Total Floor Area Approx.
163m² (1,754 sq ft)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-91)	A		
(69-81)	B		
(55-68)	C		69
(45-54)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

