



1 NORTH STREET, LANGTON MATRAVERS
£395,000

This fine end of terrace cottage-style property is situated in a popular position close to the centre of the village of Langton Matravers a short distance from open country. The original property dates back at least 200 years and is of traditional cavity construction with external elevations of natural Purbeck stone under a Purbeck stone tiled roof.

Whilst in need of some updating, the property offers well planned family accommodation with views across the village to the sea in the distance.

The village of Langton Matravers 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 42284**. Postcode **BH19 3HL**.

Property Ref LAN1850

Council Tax Band E

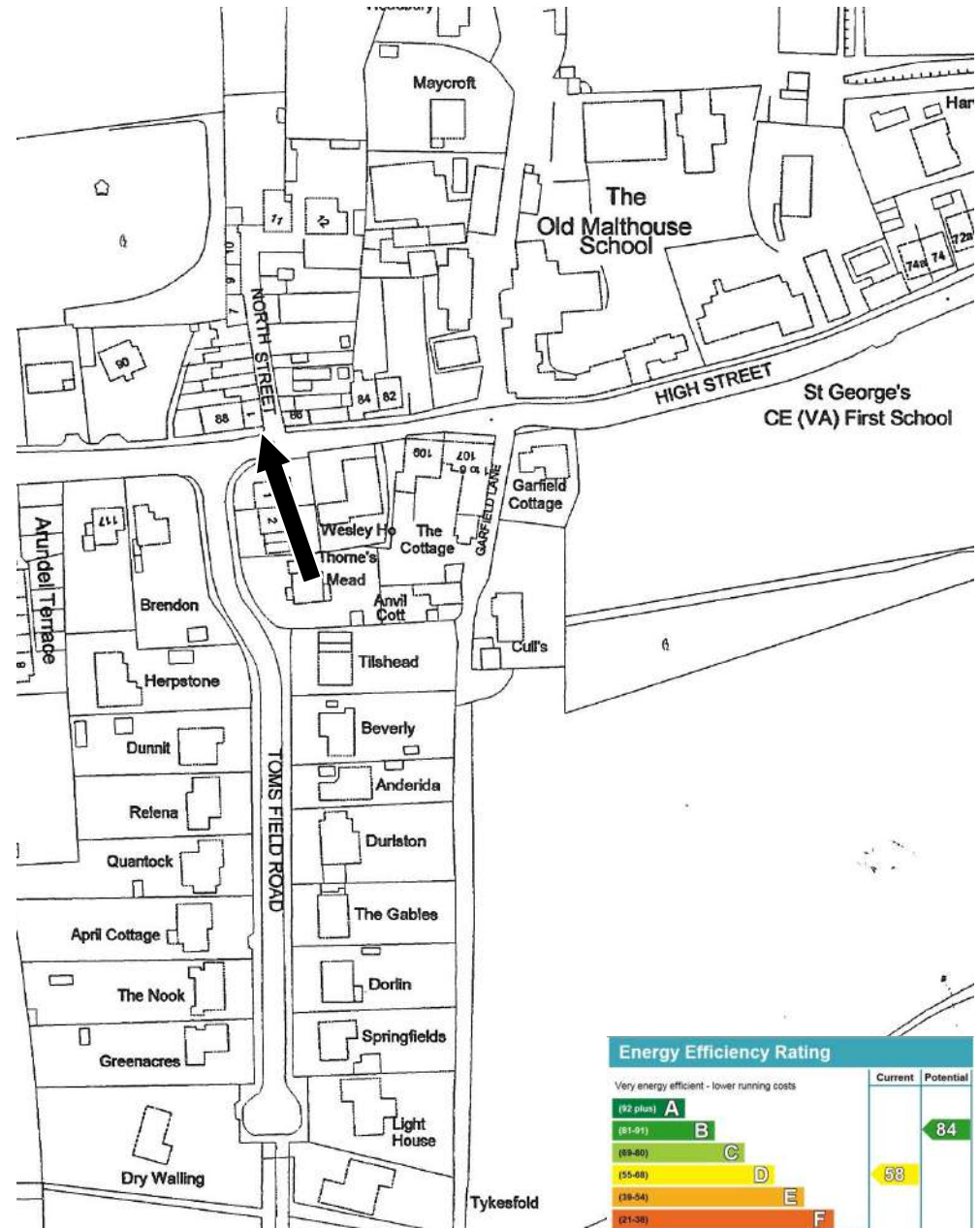
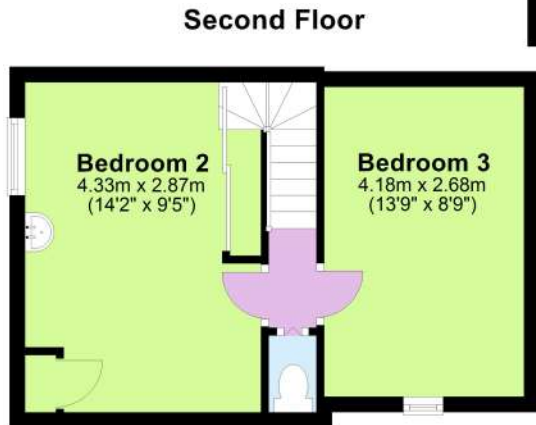
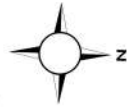
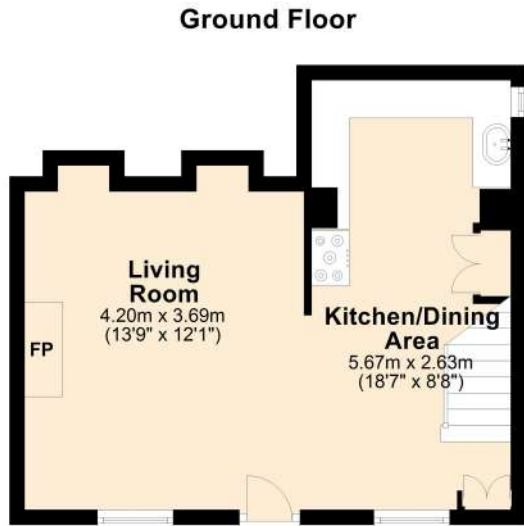


The open plan living room/ kitchen/ dining area comprises the entire ground floor. The living area has a feature Purbeck stone fireplace. The kitchen area is fitted with a range of light units, contrasting worktops, range style cooker and space for a washing machine.

On the first floor, the dual aspect master bedroom is particularly spacious, spanning the entire depth of the property and has the benefit of two fitted wardrobes. It also has views across the village to the sea in the distance. The bathroom with corner bath and shower over serves all bedrooms and is also on this level.

On the second floor, there are two double bedrooms. Bedroom two is a South facing double bedroom with wash basin. The third bedroom is East facing and has views across the village to the sea in the distance. A WC completes the accommodation.

Outside, the gated garden is mostly lawned with flower and shrub borders, paved patio, timber outhouse. Opposite the property is a private paved parking area.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (38-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Total Floor Area Approx. 87m² (936 sq ft)

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.

